

Easton Street

Portland, DT5 1BT

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£625 PCM

Hull Gregson Hull

Easton Street

Portland, DT5 1BT

- Conveniently Located
- Studio Apartment
- Nearby Transport Links
- Well-Presented Kitchen
- Lounge with Built-In Storage
- Recently Redecorated
- Available November
- Presented for Long-Term Let
- Modern Style Bathroom
- Close To Local Amenities















AVAILABLE NOW FOR LONG-TERM LET

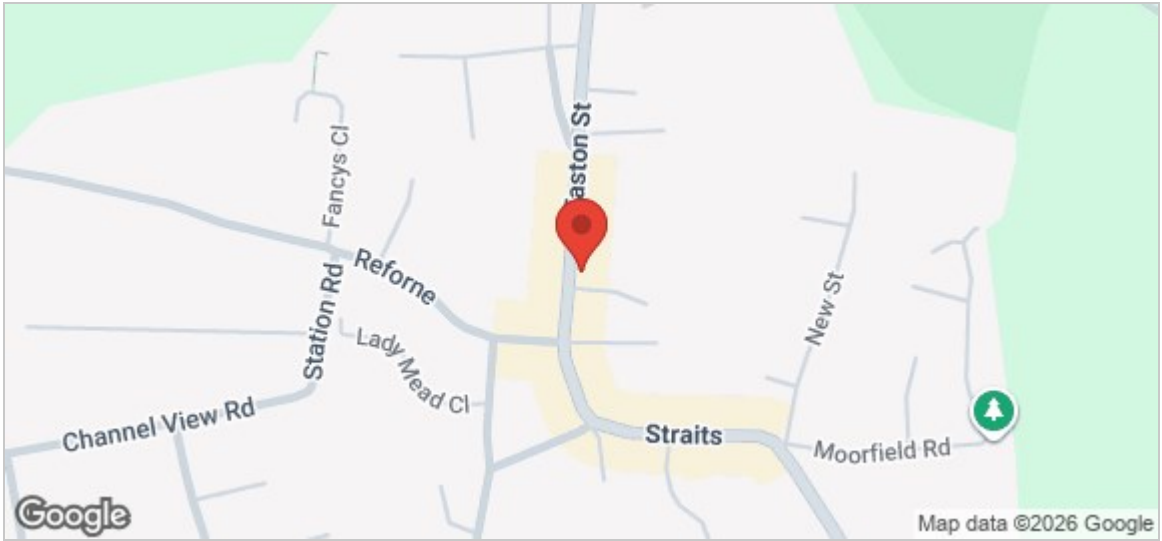
This CONVENIENTLY LOCATED STUDIO APARTMENT is AVAILABLE NOW for LONG TERM LET. The property is situated on Easton Street and is close to local eateries, shops and transport links. This apartment is perfect for a single occupant and benefits from: a MODERN BATHROOM and WELL-PRESENTED KITCHEN.

The front of the property boasts an open lounge space with ample built-in storage, wood-effect flooring and a front-aspect window spilling rays of sunshine into the space. Through an archway, you find yourself in the bedroom space, providing a pull-down bed base and further built-in storage overhead.

To the rear of the property is the separate bathroom and kitchen. The kitchen benefits from traditional-style, wood effect units with brand-new, freestanding cooker. The property's bathroom hosts stylish, marble-effect wall tiles, with: a panelled bath with shower overhead; pedestal wash-hand basin and low-level WC.

The property is available from mid-November.





Lounge
10'07" x 11'07" (3.23m x 3.53m)

Kitchen
4'01" x 6'03" (1.24m x 1.91m)

Lettings Additional Info
The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Studio Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric Wall-Panel Heaters
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. https://checker.ofcom.org.uk/

Tenant Fee's
Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.
Please Note: This will not be levied until the rent is more than 14 days in arrears.

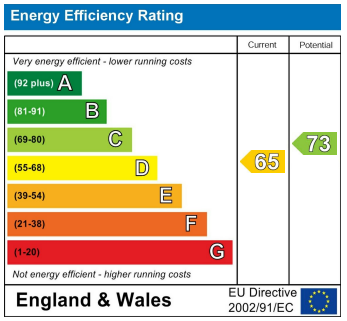
Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

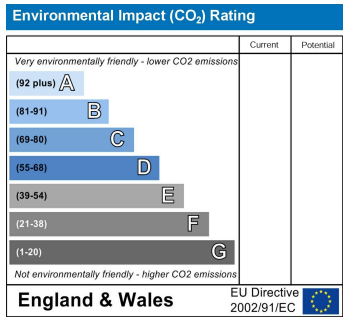
Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation
and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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