



Fortuneswell
Portland, DT5 1LT

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£950 PCM



Fortuneswell

Portland, DT5 1LT

- Long Term Let
- Recently Redecorated Throughout
- Two Generously Sized Bedrooms
- Close To Local Transport Links
- Available in August
- Spacious Living Space
- Sea Views
- New Flooring Throughout
- Close to Local Amenities
- EPC = C





AVAILABLE in AUGUST

This well presented Maisonette is presented for long term let, the property has been **RECENTLY REDECORATED** with **NEW FLOORING** throughout as well. The property boasts **SEA VIEWS** from the living space and main bedroom.

Entering the property through your own private entrance, you have quick access to the lounge and the kitchen. The **DUAL ASPECT** lounge is a very generous space, allowing for both lounge furniture and dining furniture, or if you prefer entertaining it could be set out as a dedicated living room. The lounge benefits from a large bay

window to the front of the property and looks out onto **CHESIL BEACH**. Adjacent to the lounge is the kitchen, consisting of a range of wall and base units, black tile splashback and black countertops. The rooms also benefits from a large built in cupboard, the perfect place to store your Hoover, ironing board and a range of other equipment. There is space for a freestanding cooker and washing machine.

The final room on the first floor is the **BATHROOM**. The room has been fitted with white tile surround, walk in shower with handheld and rainfall shower head. Completing the room is a close coupled WC and wash hand basin.

Ascending to the second floor, you'll find the two **SPACIOUS** bedrooms and a study. The main bedroom is to the front of the building, due to this it also benefits from a stunning sea view, a perfect way to start your day looking out onto the sea. Completing the room is a built in Wardrobe. The second bedroom is also a good size and benefits from a wardrobe. To the back of the building on the top floor, there is a large storage room. Whilst the space has restricted head height, it would be made into a small office space for those who work from home.



Living Room
16'4" x 13'6" (4.98 x 4.13)

Kitchen
13'4" x 9'1" (4.07 x 2.77)

Bedroom One
16'4" x 13'6" (5.00 x 4.12)

Bedroom Two
13'1"x 10'5" (4.01x 3.19)

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.

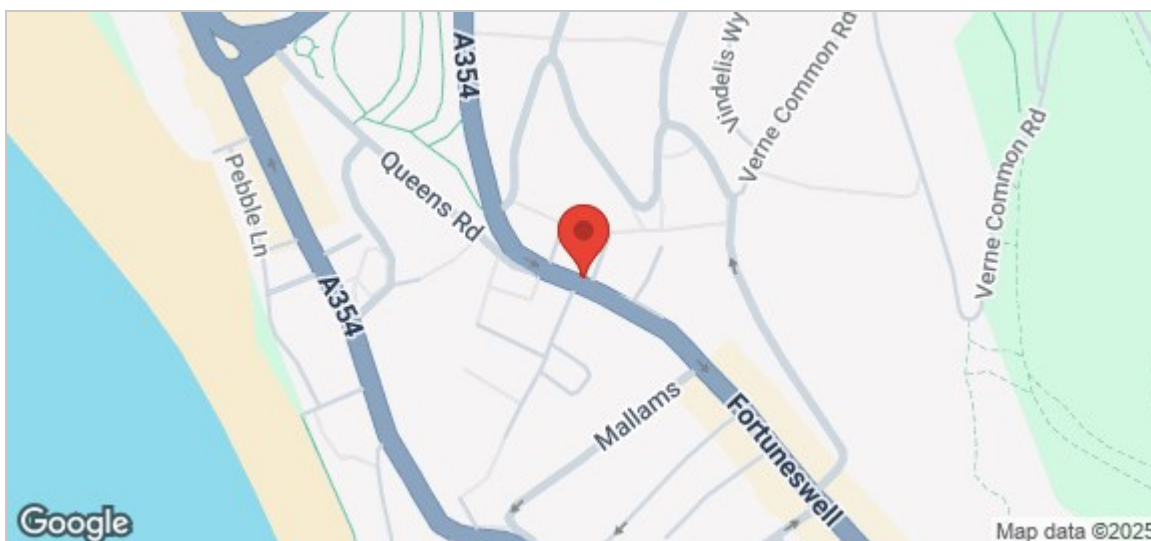
Lettings Additional Info

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: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
<https://checker.ofcom.org.uk/>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC