



Fortuneswell

Portland, DT5 1LP



£700 PCM



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Portland, DT5 1LP

- Beautifully Presented Apartment
- Open Plan Lounge/Kitchen
- Sea Views
- One Double Bedroom
- Family Bathroom
- Highly Popular Residential Location
- Walking Distance Of Chesil Beach
- Long Term Let
- Close to Amenities
- Excellent Transport Links





****AVAILABLE FOR LONG TERM LET!****

A FIRST FLOOR beautifully presented ONE BEDROOM apartment boasting stunning direct SEA VIEWS. Finished to a excellent condition throughout, comprising a LIGHT AND AIRY open plan modern fitted LOUNGE/KITCHEN, double bedroom, FAMILY BATHROOM, gas central heating and double glazing throughout.

Upon entering the property there is a short entrance hallway, with coat hooks to one side and doors to all principal rooms. The main room is the generously sized open plan

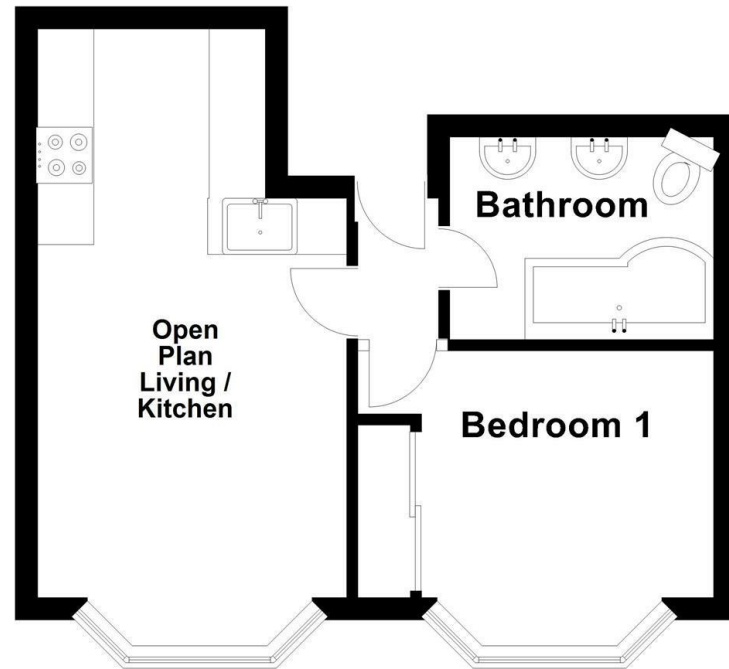
lounge/kitchen. The kitchen area comprises wall and base units as well as integral domestic appliances.

The lounge area has the fantastic benefit of a large bay window where the direct sea views can be enjoyed, this fills the room with plenty of natural light and creates a perfect space to watch the sun set.

Adjacent to the lounge is the bedroom, a spacious double room with fitted wardrobe and also benefits from a bay window with the sea view beyond. To complete the accommodation is the bathroom, offering a modern fitted suite. Comprising bath with shower over, two wash hand basin's and WC.

This property is available for long term let and is ready to view straight away. Unfortunately due to restrictions within the head lease, pets are not permitted.

Ground Floor



Open Plan Kitchen / Living Room
16'8 x 10'95 + bay (5.08m x 3.05m + bay)

Bedroom
11'3" x 8'31" + bay (3.43m x 2.44m + bay)

Bathroom
7 x 5'5 (2.13m x 1.65m)

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: Traditional
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
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).

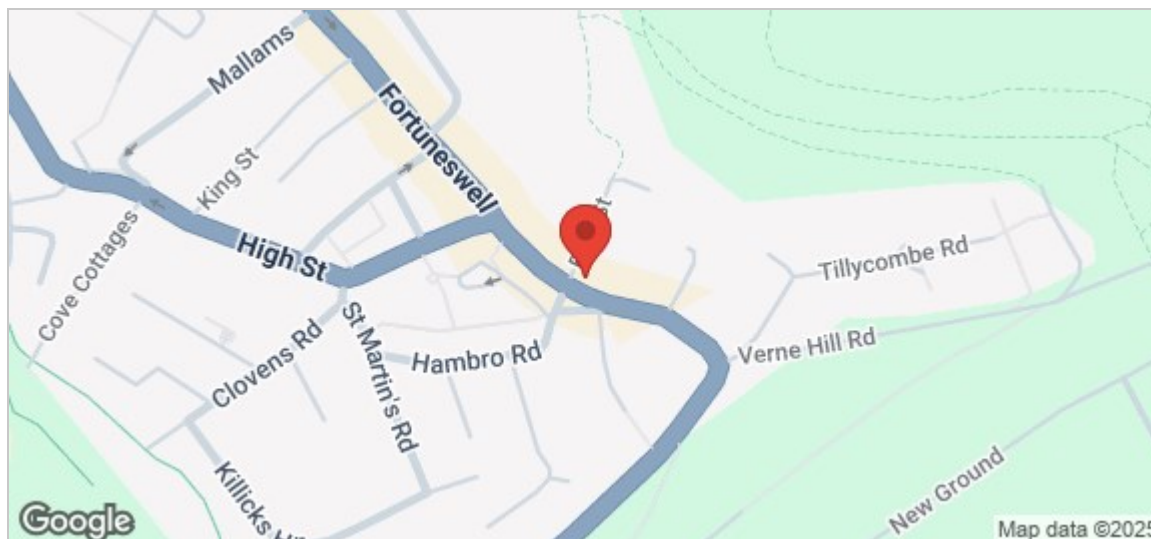
Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

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.



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