Fortuneswell

Portland, DT5 1LT

1 1 1 D

£700 PCM

Hull Gregson Hull

Fortuneswell

Portland, DT5 1LT

- Ground Floor
- Moments from Fortuneswell Green
- Shared Outside Space
- Short Stroll To Chesil Beach
- Close to Local Amenities
- Available From November
- Close To Local Transport Links
- Long Term Let
- EPC = D
- No Pets Due To Lease

This GROUND FLOOR one bedroom apartment is available for LONG TERM let with MODERN KITCHEN and shared communal outside space.

The apartment has a small porch for shoe and coat storage which opens out into the living space and kitchen. The lounge benefits from two windows allowing in plenty of natural light, adding to the bright and spacious feel of the room. Connected to the lounge is the modern kitchen, with a number of floor and wall cupboards there is space for electric cooker, undercounter fridge and washing machine.

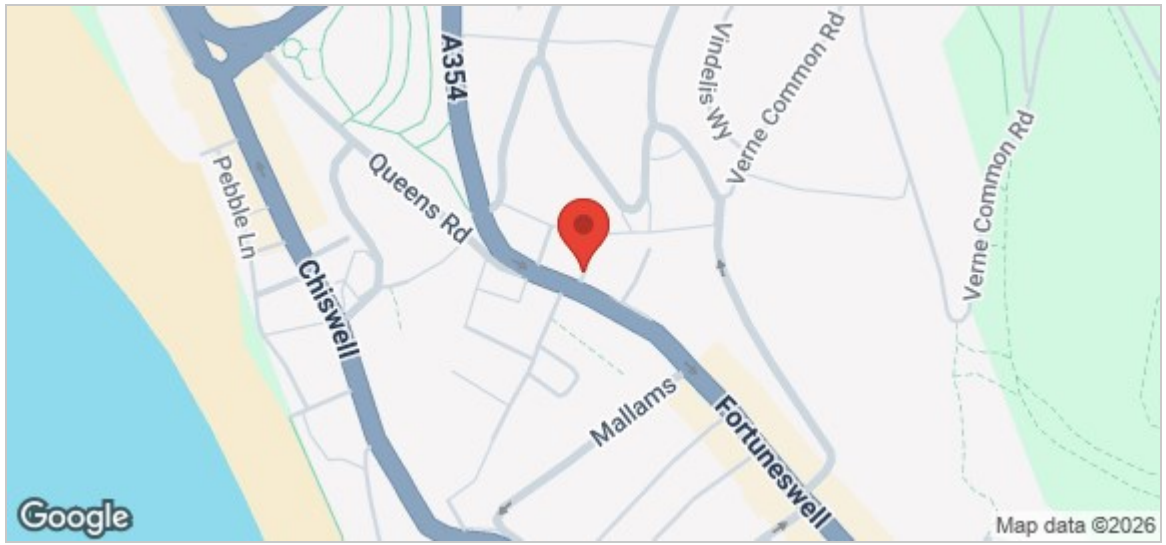
The Bedroom is to the rear of the apartment and is a good size double. There is a dutch door to the rear garden space, allowing air to flow through the room in the summer months. The bathroom is adjacent to the bedroom and comprises full length bath and close coupled WC.

Unfortunately no pets are permitted under the terms of the headlease.

Ground Floor

Approx. 34.4 sq. metres (370.8 sq. feet)

Total area: approx. 34.4 sq. metres (370.8 sq. feet)



Lounge

Bedroom

Kitchen

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.

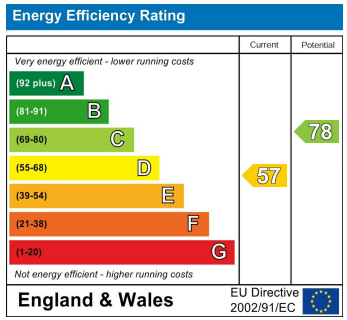
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

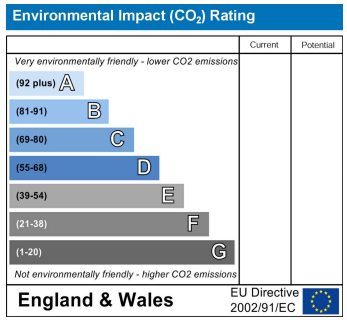
Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring 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.





12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk