



Instinct Guides You



## Atlantic House, Portland £1,150 PCM

- Large Flat
- Two Bedrooms
- Close To Amenities
- Well Presented
- Council Tax - D
- Large Balcony
- Available For Long Term Let
- Parking
- Close To Chesil Beach
- EPC - C



**Submit Your  
Application  
Today...**

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)  
to complete our application form

**Complete Our Application Form**

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  
PROPERTY & COASTLINE



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A spacious and well-presented 2-bedroom apartment to let, ideally located at the bottom of Portland, Dorset, just a short walk from the beautiful Chesil Beach. This bright coastal home offers two generous double bedrooms, including a principle with en-suite, a modern kitchen, and a large open-plan living and dining area that opens out onto a sizeable private balcony, perfect for relaxing or entertaining. The property also benefits from allocated parking and is conveniently close to local shops and transport links, making it ideal for professionals or couples looking for comfortable living by the sea.

EPC - D  
Council Tax -D

### Room Dimensions

- Lounge/Kitchen 21'3" x 13'1" (6.5m x 4.01m)
- Bedroom One 13'1" x 9'11" (4.01m x 3.04m)
- Bedroom Two 10'4" x 8'11" (3.17m x 2.72m)
- Bathroom 8'10" x 5'4" (2.7m x 1.65m)
- En-Suite 7'4" x 3'4" (2.26m x 1.02m)

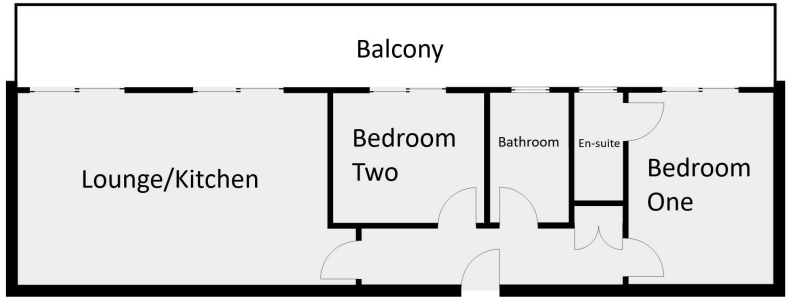
**Application Process**  
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[wilsontominey.co.uk/application](http://wilsontominey.co.uk/application)



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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.