



**Church Lane**  
Portland, DT5 2EQ

**£650 PCM**



# Church Lane

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- Ground Floor Apartment
- Newly Converted
- Bright and Spacious
- Open Plan Living/Kitchen Area
- Allocated Parking Space
- Unfurnished
- Available for a Long Term Let
- Southwell, Portland
- White Goods Included
- EPC = TBC



Newly converted One Bedroom  
GROUND FLOOR FLAT located in  
Southwell, Portland. The flat is offered  
UNFURNISHED and available for a  
LONG LET from May.

Enter directly into the bright and  
spacious open-plan living  
room/kitchen. Double glazed  
windows, with blinds included, look out  
to the rear space.

The kitchen comprises a range of  
base units with storage cupboards.  
White goods provided including under  
counter fridge and freezer, washing  
machine and freestanding gas cooker.

The bedroom has ample space for

storage and a double glazed with roller blind, and the spacious bathroom has a suite of: panelled bath with mixer tap  
and shower attachment over and glazed side screen; wall mounted wash basin; low level WC; heated ladder towel rail  
and extractor fan.

Outside, there is an allocated parking space for one vehicle.

## Ground Floor



**LIVING/KITCHEN AREA**  
10'11 x 22'08 (3.33m x 6.91m)

**BEDROOM**  
9'09 x 14'00 (2.97m x 4.27m)

### Lettings Additional Information.

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: Ground Floor Flat  
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.  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Tenant Fees.

Pet Policy -

In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

Holding Deposit (per tenancy) — One week's rent.

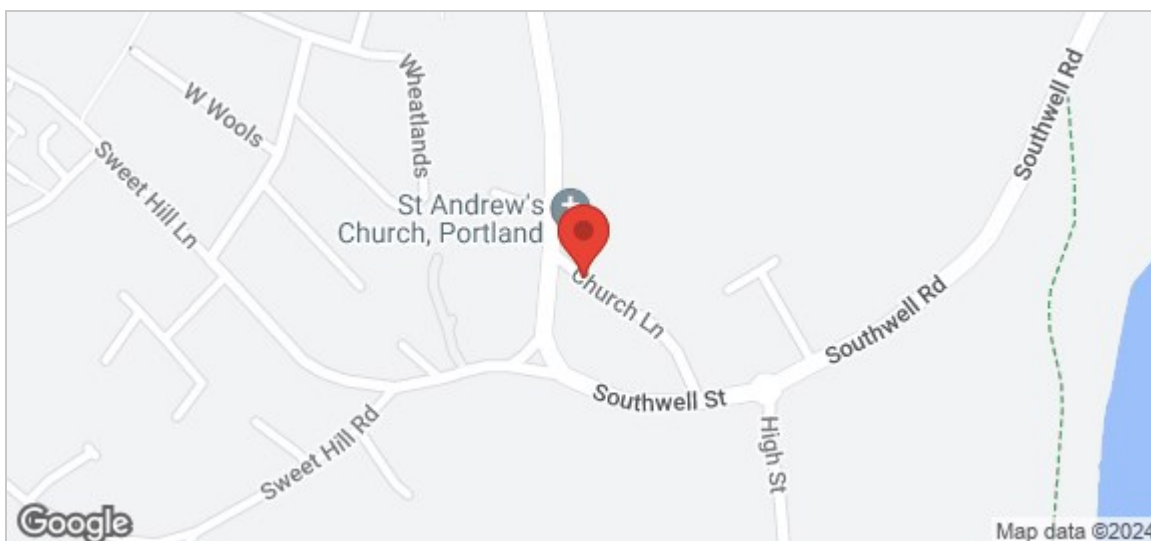
This is to reserve a property. Please Note: This will be withheld if any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or 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.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		