

Atlantic House

Ayton Drive Portland, DT5 1EF



£750 PCM



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- Fantastic Sea & Harbour Views
- Open Plan Living
- Lift Service
- Modern Fitted Kitchen
- Allocated Parking
- Balcony Spanning Width Of Property
- Double Bedroom
- Leisure Suite With Swimming Pool
- EPC = C
- Available Now





A beautifully presented one DOUBLE bedroom apartment with generous balcony enjoying UNINTERRUPTED PANORAMIC SEA VIEWS across Chesil Beach, Portland Marina and towards Weymouth Bay. The apartment comprises an OPEN PLAN living area with a MODERN fitted kitchen and patio doors opening out onto the terrace.



Stepping into the apartment, a light tiled hallway provides access to the accommodation. To the right is the open plan living area, offering ample space for lounge furniture and a small dining table and chairs.

The OPEN PLAN Kitchen/Lounge



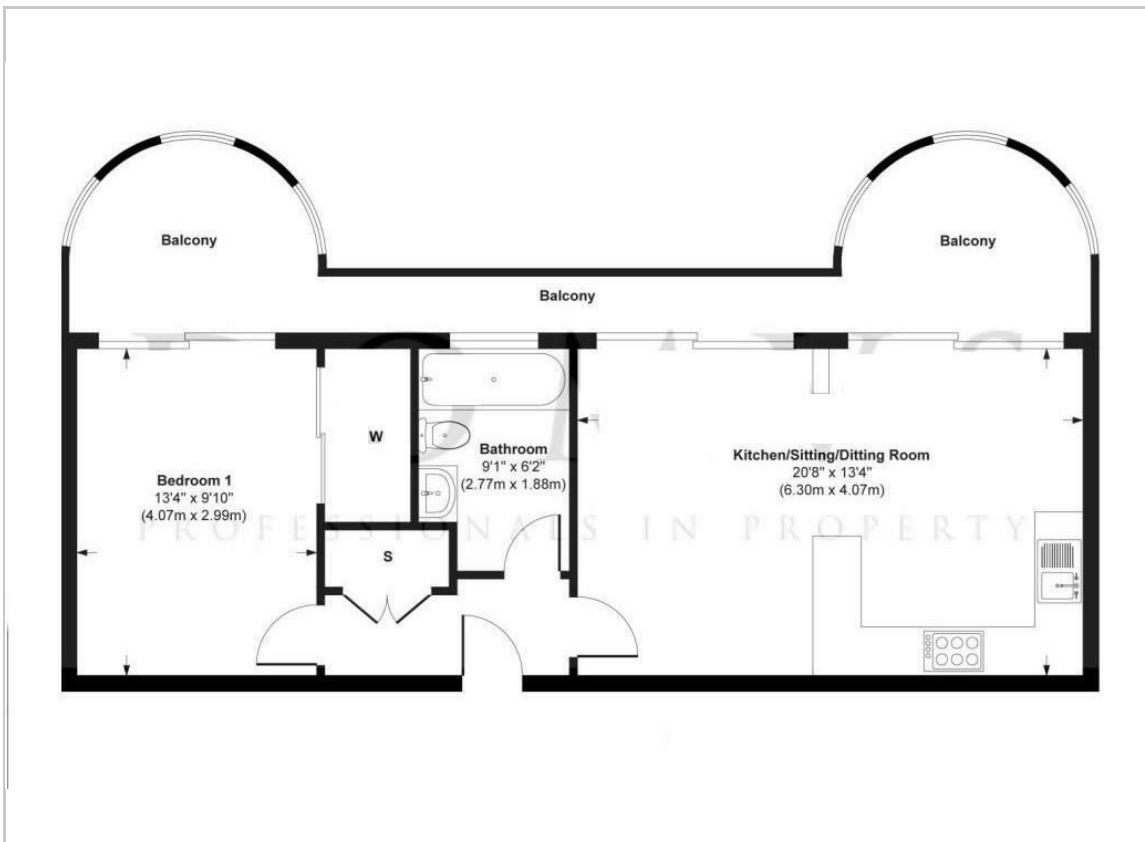
boasts a fantastic view out over the balcony onto Portland Marina and Portland Castle, this creates a perfect space for entertaining and alfresco dining. The Kitchen area boasts granite effect work surfaces, and Neff integrated appliances including washer/dryer, oven, microwave, hob, fridge/freezer, and dishwasher. There is also room for dining furniture. The lounge space is generous and there is room for a sofa and armchair, as well as a coffee table in the middle without impeding access through.

Sliding doors open out onto the balcony, which can be accessed from both the lounge and kitchen, further enhancing the space and allowing the cool sea air to fill the apartment.

Adjacent to the living area is the bathroom, a contemporary suite with travertine effect tiles. Room comprises tile enclosed bath with shower over and screen, free standing sink set upon a vanity unit and WC.

Completing the accommodation is a DOUBLE bedroom. The room shares the same benefit of the lounge and has sliding doors opening onto the balcony/terrace, perfect for enjoying the evening sunsets over Chesil Beach. The room also has a deceptively spacious wardrobe, allowing for a plethora of clothes to be stored.

Outside is allocated parking.



Kitchen/Sitting/Dining Room

20'8" x 13'4" (6.30 x 4.07)

Bathroom

9'1" x 6'2" (2.77 x 1.88)

Bedroom

13'4" x 9'9" (4.07 x 2.99)

Balcony

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/>

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.

Application Process

Due to the high level of demand at present, we are asking all applicants to complete a short questionnaire before we arrange a viewing. This questionnaire will then be submitted to the landlord for their consideration. Applicants will then be shortlisted to view.

Once you have completed the questionnaire we will aim to come back to you within 3 working days. However, due to the high demands this may take slightly longer.



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	77	79
	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	