





Alma Terrace
Portland, DT5 1DQ

£1,100 PCM

 3  1  1  C



Alma Terrace

Portland, DT5 1DQ

- Long Term Let
- Recently Redecorated Throughout
- Modern Style Kitchen
- EPC = C
- Top Hill
- Pets Considered
- Available Now
- Private Garden
- Close To Local Amenities
- Nearby Coastal Walks





AVAILABLE FOR LONG TERM LET

Set back a short stroll from Easton Square, this LIGHT and SPACIOUS, Stone-Fronted, THREE BEDROOM APARTMENT with a PRIVATE GARDEN which has only recently been redecorated.

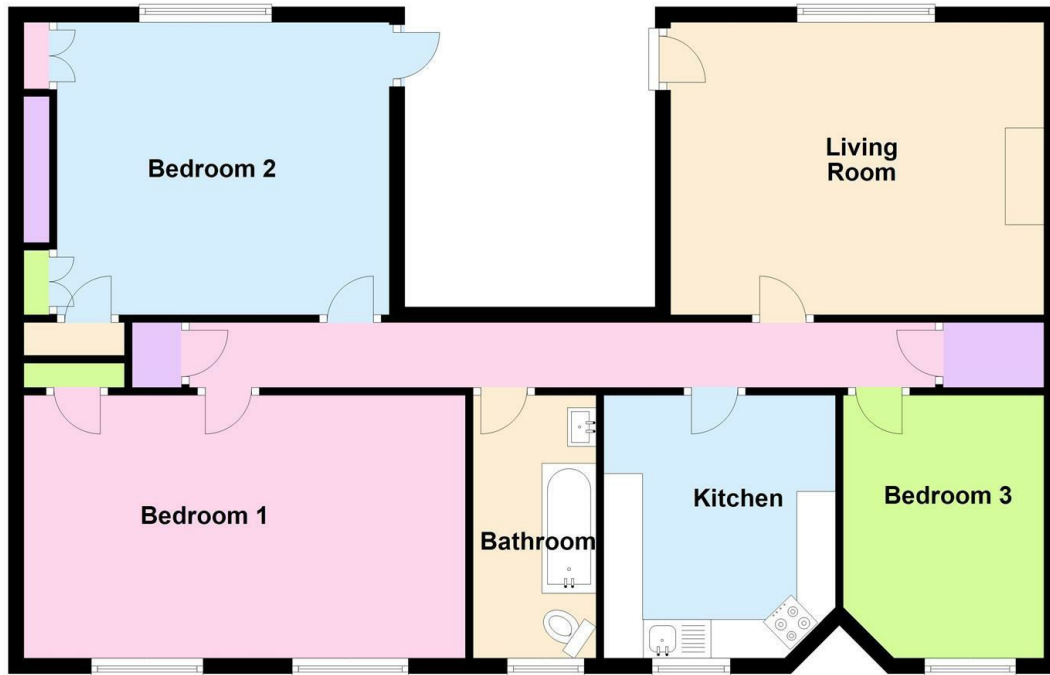
Stepping over the threshold, you enter into the spacious living room, benefitting from a front aspect window and built-in cupboards and shelving. Beyond the living room, is a long corridor providing access to all other rooms as well as cupboards at either end.

Opposite the living room is the kitchen, which has grey, modern-style cupboards, marble effect laminate worktop, a freestanding cooker as well as space for an upright fridge-freezer, washing machine and dishwasher. There is also space allowing for the counter to be used as a breakfast bar.

The property boasts three bedrooms: two generously sized doubles and a third bedroom which would well suit a home study or child's bedroom. Both of the larger bedrooms benefit from built in storage and hanging space.

The family bathroom benefits from a paneled bath with overhead mixer shower, a wash hand basin and close couple WC.

Outside to the rear of the block, is the lawned garden: a great outdoor space for children to play or for hosting guests in the summer.



Living Room
15'1" x 12'7" (4.6 x 3.84)

Kitchen
9'6" x 12'0" max (2.9 x 3.67 max)

Bedroom One
19'0" x 10'8" (5.8 x 3.26)

Bedroom Two
14'9" x 11'9" (4.5 x 3.6)

Bedroom Three
8'2" x 11'1" max (2.5 x 3.4 max)

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: Top Floor 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.
checker.ofcom.org.uk

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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		72	
(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	

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	