

Alma Terrace
Portland, DT5 1DQ



£1,050 PCM



Alma Terrace

Portland, DT5 1DQ

- Well-Presented Three Bedroom Apartment
- Available Now for Long-Term Let
- Spacious Accommodation
- Modern-Style Bathroom
- Shared Garden
- Generously Sized Main Bedroom
- Moments from Easton Square
- Close to Amenities & Transport Links
- Unfurnished
- EPC ~ C Rating





This LIGHT and AIRY, THREE BEDROOM FLAT with PRIVATE GARDEN, situated on Alma Terrace, is AVAILABLE FOR LONG TERM LET.

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.

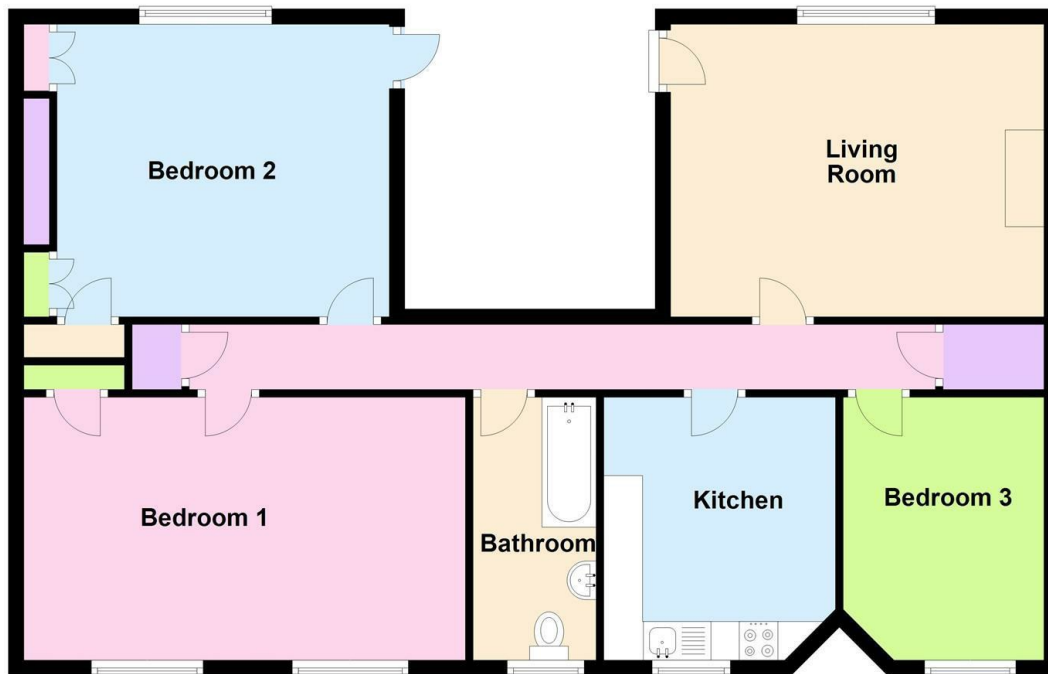
Opposite the living room is the kitchen, which has grey, modern-style cupboards, wood effect laminate worktop, a freestanding cooker as

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 panelled bath with overhead electric 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
12'4" x 15'10" (3.78m x 4.83m)

Kitchen
11'1" x 9'10" max (3.4m x 3m max)

Bedroom 1
10'2" x 18'8" (3.1m x 5.7m)

Bedroom 2
12'5" x 15'5" (3.8m x 4.7m)

Bedroom 3
11'1" x 8'6" max (3.4m x 2.6m max)

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

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.

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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	69	
(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	