



**Castletown**  
Portland, DT5 1BE

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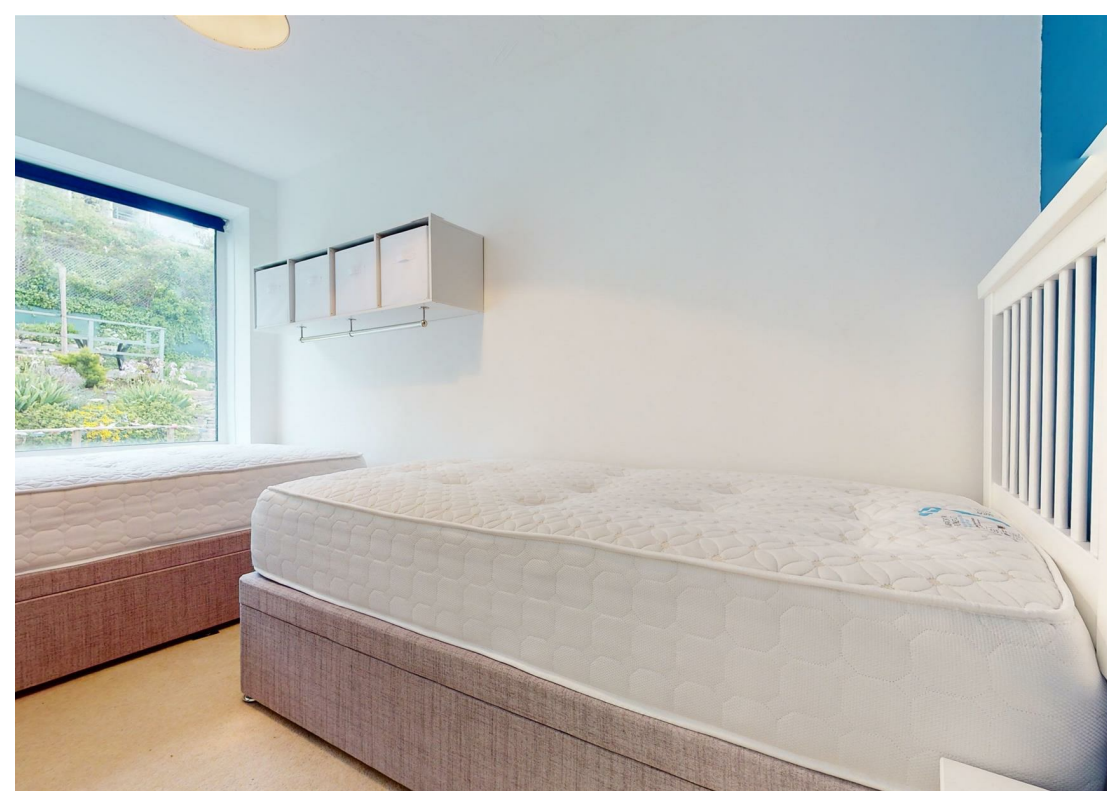
**£850 PCM**



# Castletown

Portland, DT5 1BE

- First Floor Apartment
- Two Double Bedrooms
- Long Term Let
- Close to Harbour
- Off Road Parking
- Castletown
- Part Furnished
- Available June
- Regretfully No Pets Due To Lease
- EPC: D





A WELL PRESENTED FIRST FLOOR APARTMENT with TWO DOUBLE BEDROOMS located in a lovely position, just a short stroll from the gardens of the historic PORTLAND CASTLE and moments from Portland Harbour. This property also benefits from one ALLOCATED PARKING SPACE.

The property comprises of spacious open living space and kitchen, with the kitchen offering plenty of countertop space as well as fitted dishwasher and space for washing machine and fridge freezer.

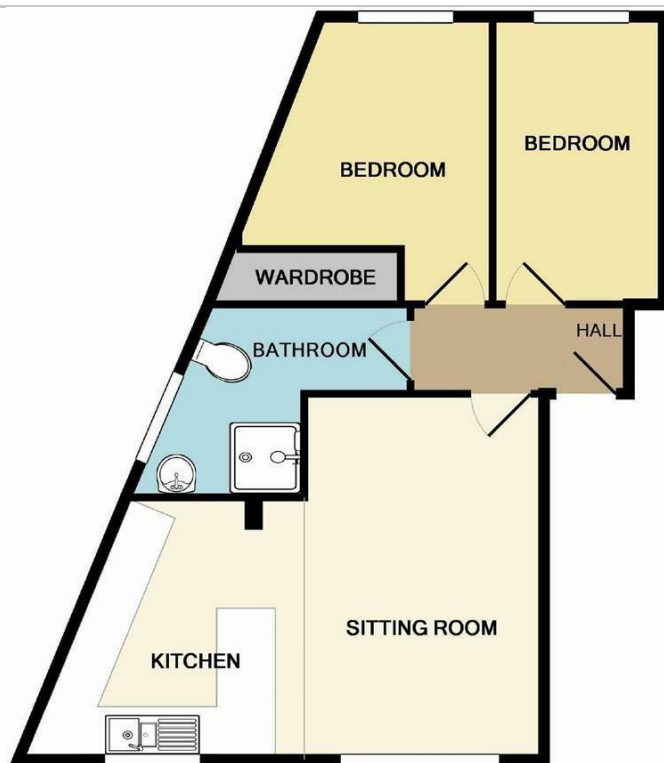
The two DOUBLE BEDROOMS are to the rear of the property, the main

bedroom benefits from built in wardrobe space and looks out onto the gardens.

The shower room comprises square enclosed shower, close coupled WC and wash hand basin.

The apartment is available to let in June, PART FURNISHED.

Regretfully no pets are permitted due to head lease.



**Open plan lounge & kitchen**  
21'3" x 14'9" >12'9" (6.5m x 4.5 >3.9)

**Bedroom One**  
12'1" x 10'2" >5'6" (3.7m x 3.1 >1.7)

**Bedroom Two**  
11'9" x 6'10" (3.6m x 2.1)

### 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.

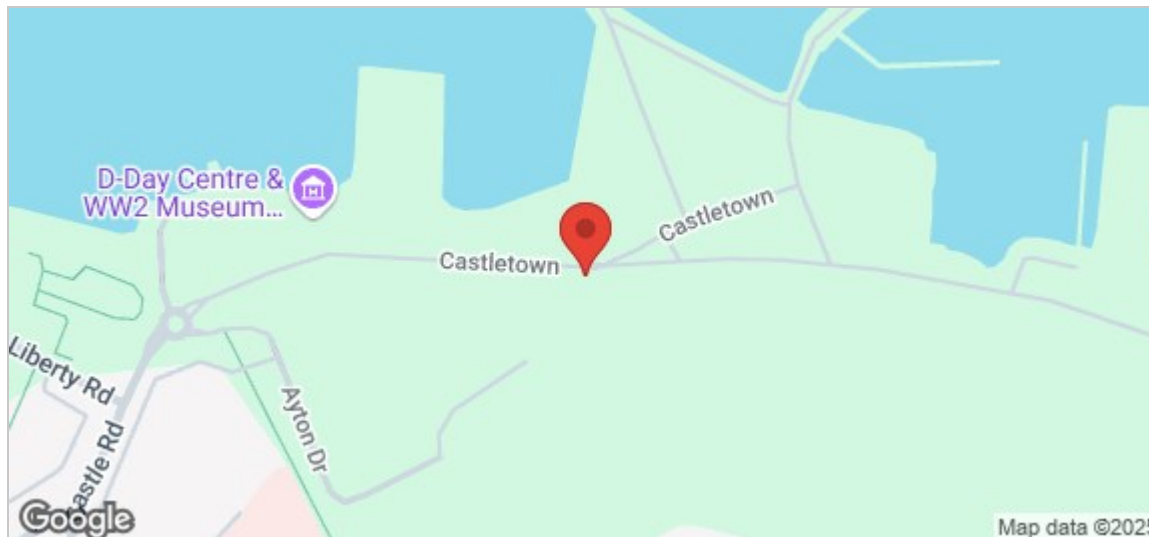
Lost Key(s) or other Security Device(s)  
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring 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.

### Additional information



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	EU Directive 2002/91/EC	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC