



Southwell Park
Portland, DT5 2NT

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£700 PCM



Southwell Park

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- Self Contained Studio Apartment
- Second Floor
- No Pets Due To Lease
- Shower Room
- Lift Access
- Double Glazed
- Panel Heating
- Sea Views
- EPC = C
- Available Now





A Self Contained STUDIO APARTMENT situated on the ISLE OF PORTLAND.

The apartment is positioned on the Second Floor with lift access and comprises a studio room and shower room. It has a large double glazed window allowing for plenty of natural light and SEA VIEWS. The accommodation has a large OPEN PLAN feel and includes fitted kitchen with wall and base level units.



Completing the accommodation is a SHOWER ROOM, containing a corner shower cubicle, low-level W.C and pedestal wash hand basin.

The property is situated in Maritime house, ideally positioned at the South of Portland. Nearby, there are pleasant walks along the coast line. The Island of Portland is a pleasant community and nearby Easton Square provides a range of shops and eateries.



OPEN PLAN LOUNGE/KITCHEN/BEDROOM

20'3" x 14'7" overall (6.17m x 4.45m overall)

A well fitted studio room with lounge/bedroom area and kitchen area, large picture window with views over the grounds and fields with distant sea views

SHOWER ROOM

With shower cubicle, wash hand basin and low level w.c.

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.



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		
	71	80
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	