

Alma Terrace
Portland, DT5 1DQ

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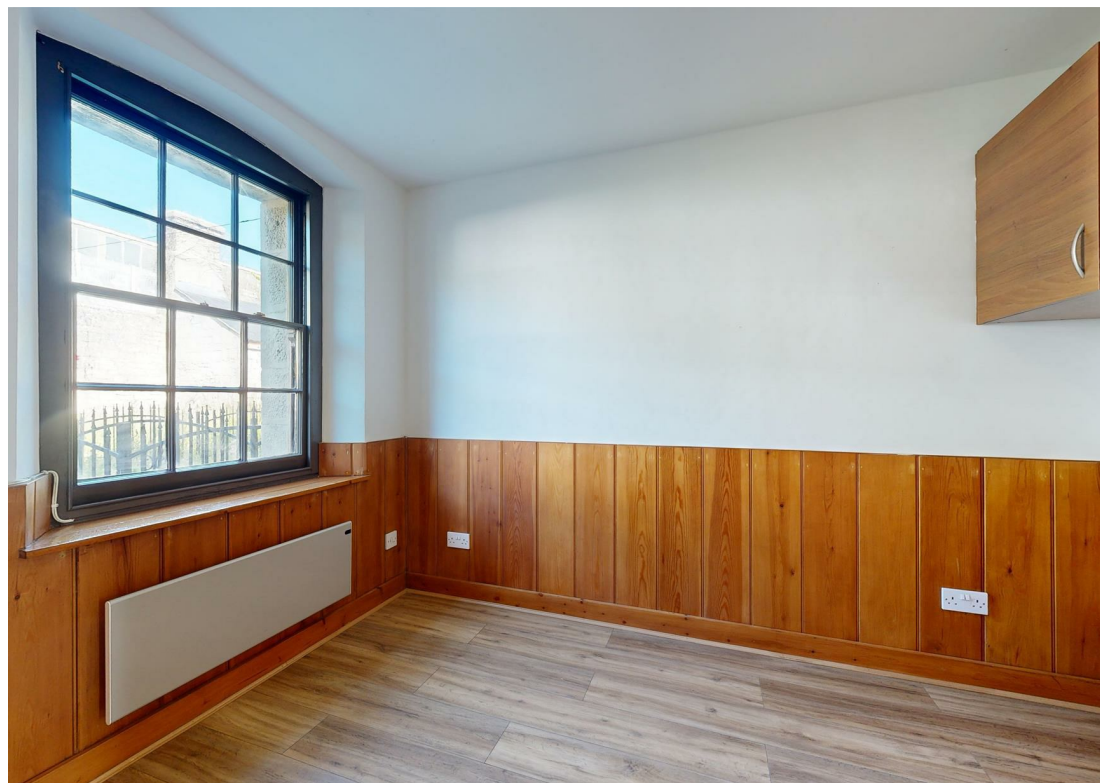
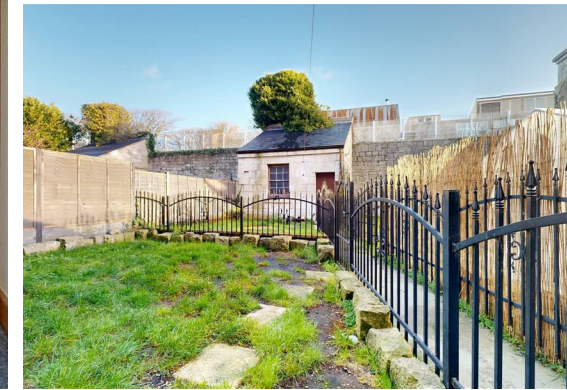
£875 PCM



Alma Terrace

Portland, DT5 1DQ

- Sub-Floor Apartment
- Available for Long Term Let
- Private Garden to Rear
- Two Bedroom Property
- Shower Room & Separate WC
- Open Living Space
- Short Walk to Easton Square & Amenities
- Recently Fitted Carpets
- Council Tax Band - A
- Pets Permitted





This TWO BEDROOM, SUB-FLOOR APARTMENT with OPEN LIVING SPACE, it's own PRIVATE GARDEN and is set back, a short walk away from Easton, available for LONG TERM LET.

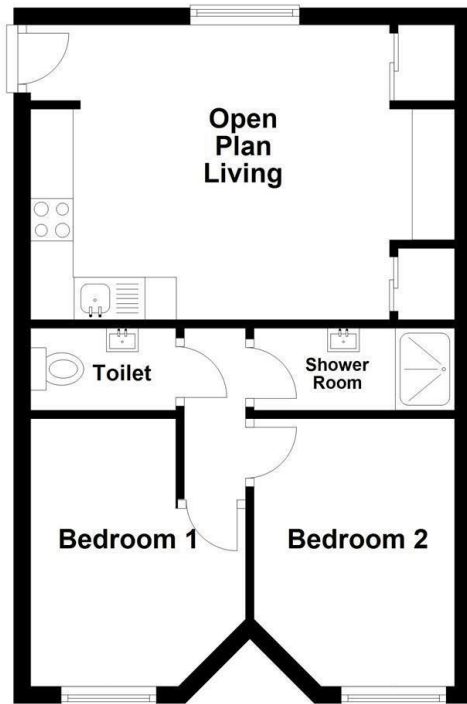
As you step through the entranceway, you find yourself in the open living space benefitting from a front aspect window and built-in storage. The room benefits new carpet and wood panelling effect on

the walls. This open living space features the kitchen, well suiting the necessities of modern living. The kitchen comprises modern-style units with integrated oven and hob.

The apartment has a shower room with open shower and wash hand basin with useful, cabinet storage below. The property also has a separate, private WC.

Further into the property, you find two bedrooms: one to your left and one to your right. Each is laid to laminate wood effect flooring, and the rooms benefit from rear aspect windows overlooking the rear garden.

There is a private, rear aspect garden included in this let.



Lounge / Kitchen
11'11" x 14'11" (3.64 x 4.55)

Bedroom 1
8'5" x 9'10", 88'6" max (2.58 x 3,27 max)

Bedroom 2
10'7" x 8'0" max (3.24 x 2.45 max)

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			
		43	78
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	