



## Instinct Guides You



### Montrose Close, Portland £750 PCM

- Ground Floor Flat
- Private & Communal Garden
- Well Presented Throughout
- FURNISHED
- EPC - C
- One Bedroom
- Long Term Let
- Pets Considered
- Close To Amenities
- Council Tax - A

**Submit Your  
Application  
Today...**

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)  
to complete our application form

[Complete Our Application Form](#)

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.

Wilson Tominey  
PLYMOUTH & COASTLINE



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Located in the desirable Montrose Close area of Portland, this beautifully maintained ground floor apartment offers a fantastic opportunity for comfortable, low-maintenance living. The property benefits from its own private entrance, a private garden & access to communal green spaces.

The accommodation comprises an inviting open-plan living area with large patio doors that flood the space with natural light and open directly onto the garden, creating a wonderful indoor-outdoor feel. The modern kitchen is neatly tucked into the corner of the living area and comes complete with integrated oven and hob.

To the rear of the flat, you'll find a well-proportioned double bedroom that offers space for additional furnishings. From here, a stylish bathroom is accessed, finished to a high standard with floor-to-ceiling tiles and a walk-in shower.

A unique highlight of this property is its private entrance, positioned to the side of the building – a versatile area that could be enhanced with potted plants or used for extra outdoor storage, such as a small shed.

This flat is ideally located close to local shops and transport links, making it a convenient choice for those seeking both tranquility and accessibility. With its combination of private outdoor space, modern interiors, and excellent location, this home is a must-see.

Pets considered

EPC - C  
Council Tax - A



## Room Dimensions

**Living Room/Kitchen 16'3" x 14'2" (4.96m x 4.34m)**

**Bedroom 13'4" x 10'0" (4.07m x 3.05m)**

**Shower Room 6'7" x 6'3" (2.02m x 1.93m)**

## Application Process

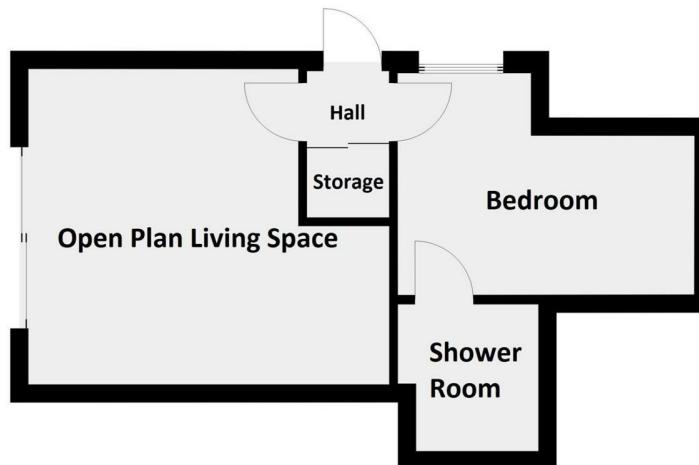
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[wilsontominey.co.uk/application](http://wilsontominey.co.uk/application)



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	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		
EU Directive 2002/91/EC		
England & Wales		

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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England & Wales		

**Important Notice:** Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.