



1 Castle Court  
Mulberry Avenue Portland, DT5 1FT

**Asking Price £279,950 Freehold**





# 1 Castle Court

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A two bedroom end of terraced house located in this very popular position at Castle Court, with some good views towards Portland Castle and the harbour. the property has a modern fitted kitchen/ diner, ground floor cloakroom, good size living space, two double bedrooms and a modern fitted bathroom to the first floor, gas central heating, UPVC double glazed windows, allocated parking, a private courtyard garden, being sold vacant with no forward chain, must be viewed.

The property is part of the Castle Court development by Zero C and has a management company to look after the communal areas, the current service charge is £177.35

## ENTRANCE HALL

Doors to:

## CLOAKROOM

Low level WC, wash hand basin with mixer tap, panel radiator, and tiled walls and flooring.

## KITCHEN/ DINER

13'6" x 9'8" (4.13m x 2.97m)

Double aspect room, modern range of eye level base and wall units with roll top working surfaces, one and a quarter bowl stainless steel sink with mixer tap, built in electric double oven, gas hob and extractor fan above, integrated fridge freezer, washer/ dryer and dishwasher, cupboard housing wall mounted 'Vaillant' boiler, laminate flooring and spotlights.

## LIVING ROOM

17'2" x 13'10" (5.24m x 4.24m)

Double aspect room, doors to garden, panel radiator, Laminate flooring, large understairs cupboard housing electric and internet systems.

## FIRST FLOOR LANDING

Window to side, loft hatch, doors to:

## BEDROOM ONE

13'10" x 9'11" (4.24m x 3.04m)

Double aspect room, built in double wardrobe and panel radiator.

## BEDROOM TWO

13'10" x 9'10" (4.24m x 3.02m)

Double aspect room, and panel radiator,

## BATHROOM

Modern white suite comprising of a panel bath with mixer tap, wall mounted shower and glazed screen, wash hand basin with mixer tap, low level WC mirror with lighting, and fully tiled walls and flooring.







### **OUTSIDE**

There is side access to the rear garden which is mainly laid to paving with a gravel surround, electric power point and lighting, with a timber fence and wall surrounding.

### **SERVICE CHARGE**

The property is sold freehold but there is Castle Court Management Company that looks after the communal areas, current service charge is £177.35 per annum managed by RMG

### **COUNCIL TAX**

Band B

### **OTHER INFORMATION**

Construction

Timber Framed construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 12 mbps

Superfast 44 mbps

Ultrafast 1000 mbps

Flood Risk High

Services

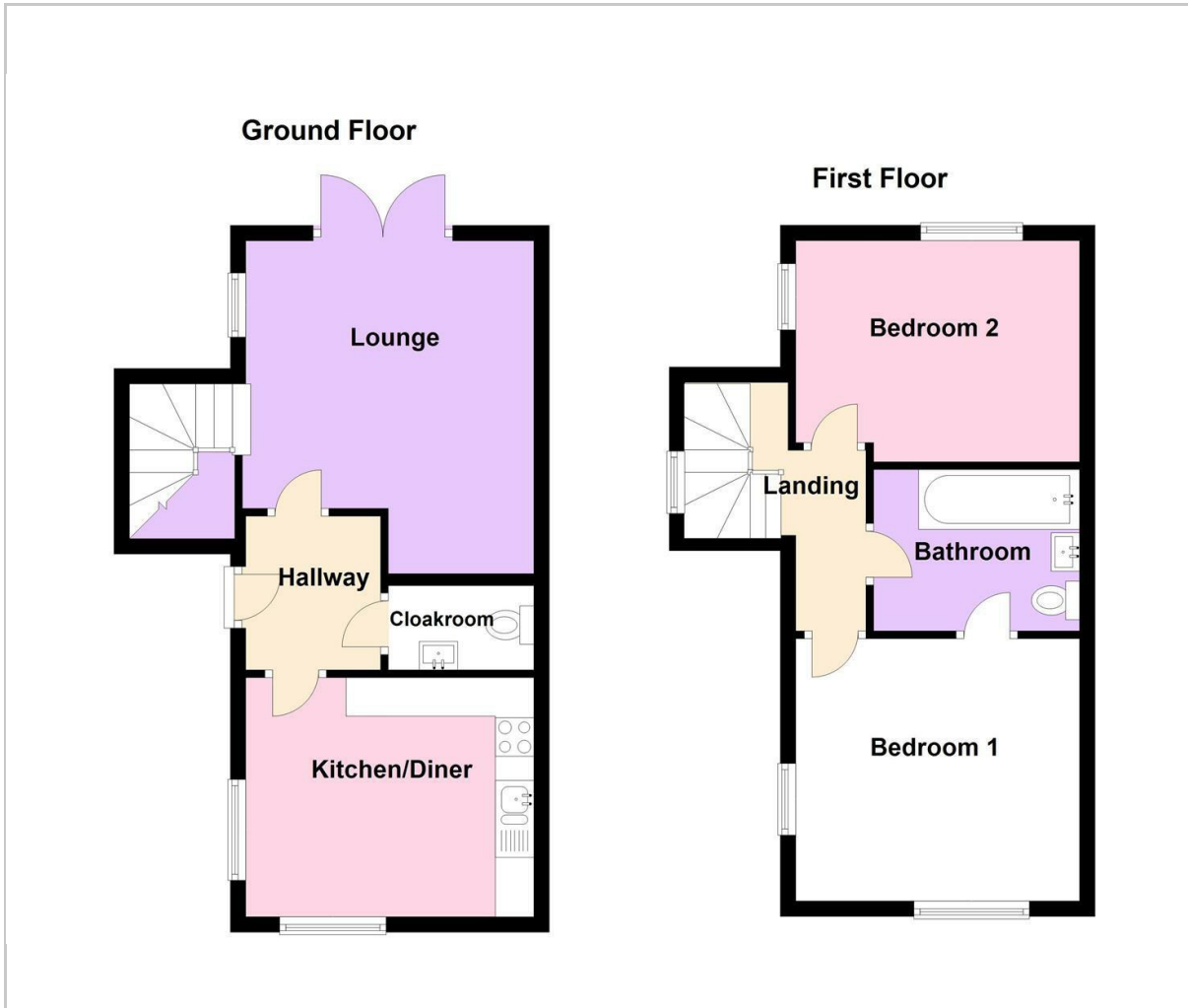
The property is supplied with mains gas, electricity and water, and mains drainage.

### **LEGAL 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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

