



**26a Fortuneswell**

Portland, DT5 1LP



**Offers In Excess Of  
£135,000 Leasehold**





# Fortuneswell

Portland, DT5 1LP

- Sea Views
- Tenant in Situ
- Duplex Apartment
- Character Features
- 5.8% Yield
- Short Walk To Chesil Beach
- Bright and Airy Throughout
- Modern Bathroom
- Close to Local Amenities
- EPC = D







A BRIGHT and AIRY DUPLEX APARTMENT with SEA VIEWS located on Fortuneswell, with a MODERN BATHROOM and a range of CHARACTER FEATURES.

Accommodation;



The property comprises of a spacious living room with stunning feature fireplace, exposed Portland Stone blockwork as well as ample space for furniture. The main benefit of this room is its

orientation towards the sea creating a bright space with a lovely outlook.

The kitchen comprises a range of units with space for appliances including an electric cooker with gas hob, under counter fridge, freezer and washing machine.

The MODERN BATHROOM comprises a pedestal wash hand basin, WC and bath with overhead shower and glass screen. The walls are painted in a light blue with grey tile surround.

The bedroom is located on the second floor of the apartment and benefits from exposed stonework and wooden beams, creating a cottage feel. The bedroom also benefits from a fitted wardrobe and skylight.

\*The property is being sold with the current tenant in situ. The current tenant is paying £700 per calendar month. This provides a 6.2% return based on the asking price.



**Living Room**  
14'7 x 12'1 (4.45m x 3.68m)

**Kitchen**  
7'3 x 9'2 max (2.21m x 2.79m max)

**Bedroom**  
16'3 x 11'4 (4.95m x 3.45m)

**Lease & Maintenance Information**

The owner has informed us that the ground rent is £50 per annum, the service charge is approximately £600 paid annually and that the 999 year lease form 2003.

**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.

**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		56	76
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			

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