



Maritime House

Portland, DT5 2NT

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Offers In Excess Of
£300,000 Leasehold



Maritime House

Portland, DT5 2NT

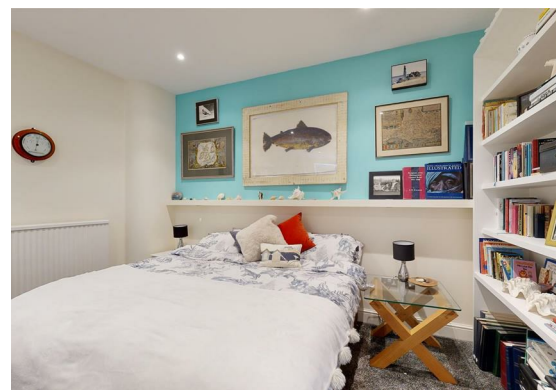
- Penthouse Apartment
- Panoramic Sea & Coastal Views
- Spacious Open Plan Living
- Two Double Bedrooms
- Two En-Suite Bathrooms
- Separate WC
- Conservatory & Roof Terrace
- Allocated Parking
- No Forward Chain
- High Ceilings





****3D VIRTUAL TOUR AVAILABLE****

A fantastic opportunity to purchase a piece of history with this extraordinary penthouse apartment with the luxury of unimpeded, 180 degree SEA VIEWS, SOUTH FACING roof terrace, expansive open plan living accommodation and two double bedrooms.



Boasting views from EVERY window in the property, this unapparelled apartment was formerly a boardroom for the Ministry of Defences' Admiralty Underwater Weapons Establishment, playing a crucial role in conversations surrounding research into under water weapons and detection systems.



Accommodation;

A door leads through into the entrance vestibule which provides access to all accommodation.

A sizeable, light and airy open plan reception area with well proportioned kitchen dominates the front of the property with unusually large, south westerly aspect window. This wonderful space has a real feeling of grandeur due to it's exceptionally tall ceilings, ample light and sea views.

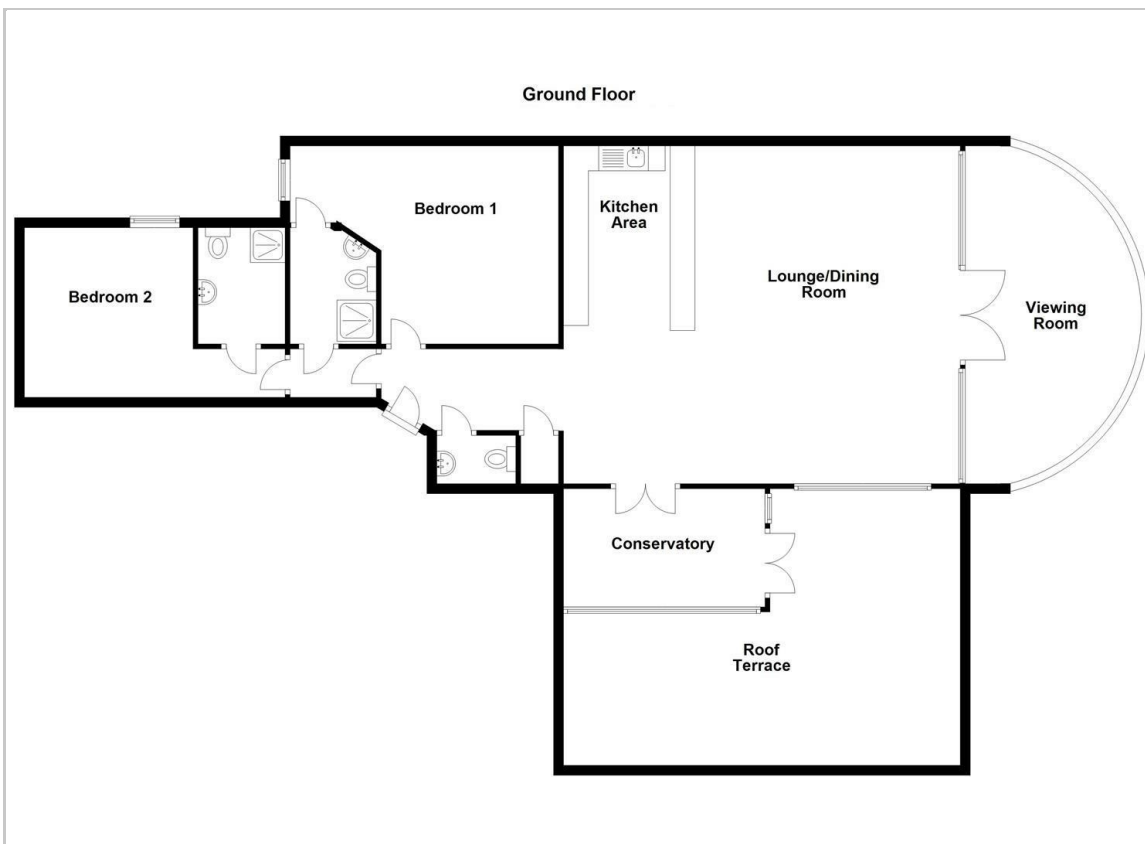
The kitchen consists of ample wood effect, shaker style units complimented with a grey countertop with matching floor and wall tiles.



The viewing room is currently utilised as a dining area, boasting ample space for a table as well as 180 degree sea views from East to West.

To the rear are two generously proportioned double bedrooms both with ensuite shower rooms.

Completing the property is a sun room which opens out onto a south facing roof terrace with summer house and far reaching views to include Portland Bill Lighthouse.



Open Plan Living Space
26'3 x 22'4 (8.00m x 6.81m)

The Viewing Room
20'6 x 11'6 (6.25m x 3.51m)

Conservatory
12'11" x 7'10" (3.96 x 2.39)

Bedroom One
17'7" max x 12'11" (5.38 max x 3.94m)

Bedroom Two
17'1" x 10'4" (5.23m x 3.17m)

Roof Terrace
29'11" x 19'11" (9.14m x 6.09m)

Lease Information

The vendor has advised us that there are 90 years remaining on the lease, that the maintenance charge is £550 per quarter + £175 insurance per quarter paid to Compass Estates limited and that the quarterly bills are paid to Estate utilities Ltd. Please check the accuracy of the above with your solicitor before any fees are spent.

Additional information

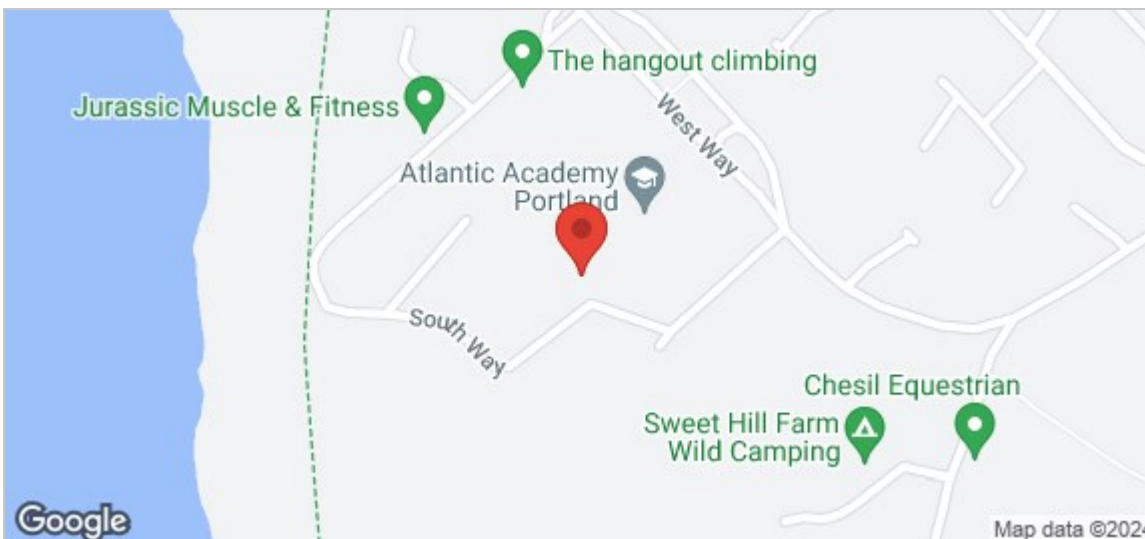
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment
Property construction: Non Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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		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	