



## Pennsylvania Way

Portland, DT5 1FJ



Offers In Excess Of  
£190,000 Leasehold





# Pennsylvania Way

Portland, DT5 1FJ

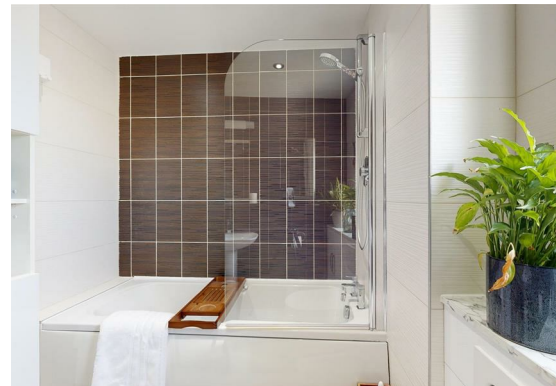
- Two Bedroom First Floor Flat
- Immaculately Presented
- Ensuite to Primary Bedroom
- Large Living Space
- Ample Built in Storage
- Integrated Appliances
- Light and Airy Throughout
- Moments from Church Ope Cove & Pennsylvania Castle
- Long Lease
- Viewings Recommended



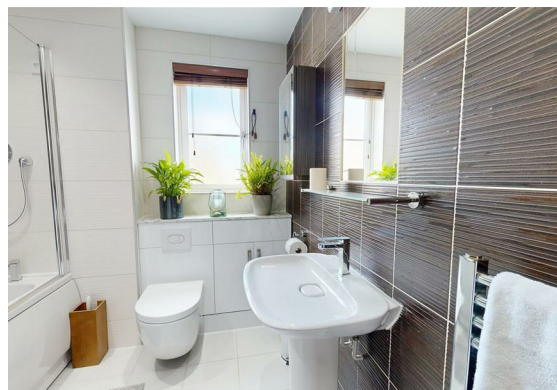




An immaculately presented two bedroom FIRST FLOOR apartment located on Pennsylvania Way, boasting ALLOCATED PARKING and located moments from Church Ope Cove. The property boasts impressive eco credentials with property wide heat recovery system, triple glazing and communal bio mass hot water system. A fantastic opportunity to own this MODERN, spacious apartment, an ideal purchase for first time buyers.



The generous OPEN PLAN lounge kitchen provides plenty of flexibility to arrange the space to suit your needs, allowing for either a large dining space for those who prefer hosting and entertaining dinner guests, or a



larger lounge space for those who prefer winding down after a busy day.

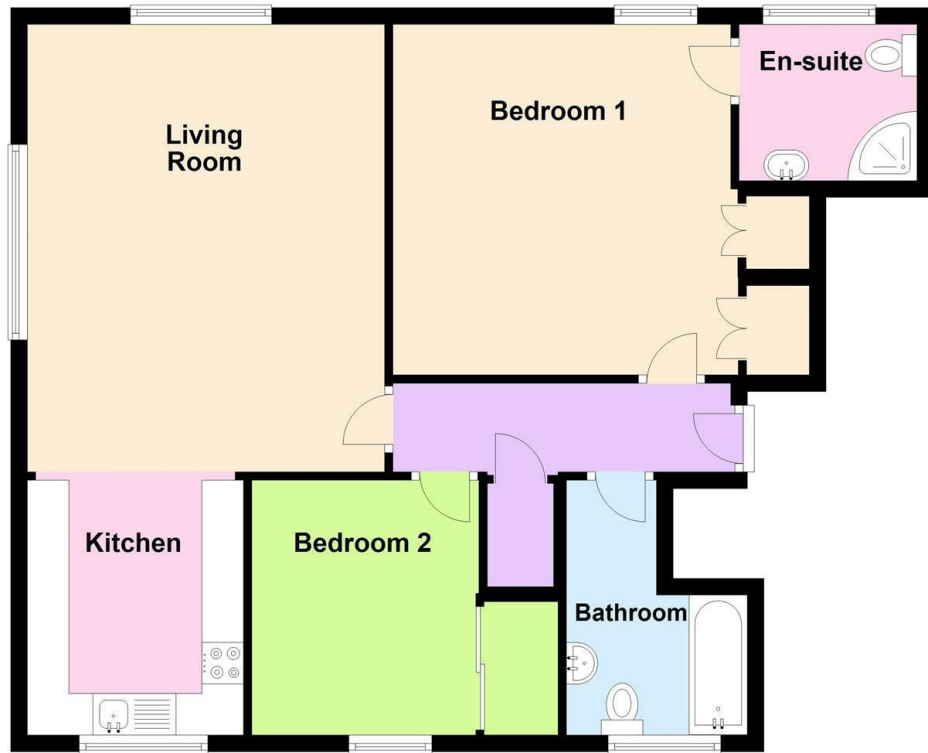
The kitchen area is perfect for those who love to cook, benefitting from substantial surface space, a range of floor and wall units, as well as integrated appliances, there is even a built-in wine rack.

The main bedroom is generously sized, with space for built in wardrobes and an ensuite. The ensuite itself consists of grey tile surround, corner shower cubicle, wash hand basin with vanity unit and close coupled WC.

The second bedroom is also a good size double, currently used as a home office this would be ideal for a guest room or child's bedroom.



Completing the accommodation is the main bathroom, a modern suite comprising of pedestal wash hand basin, white panelled bath with shower over and a floating w/c.



**Lounge**  
17'4" x 14'1" (5.3 x 4.3)

**Kitchen**  
8'6" x 11'9" (2.6 x 3.6)

**Bedroom Two**  
11'1" x 8'6" (3.4 x 2.6)

**Bedroom One**  
12'5" x 9'2" (3.8 x 2.8)

**Bathroom**  
9'2" max 7'2" (2.8 max 2.2)

**Ensuite**  
5'2" x 5'10" (1.6 x 1.8)

**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.

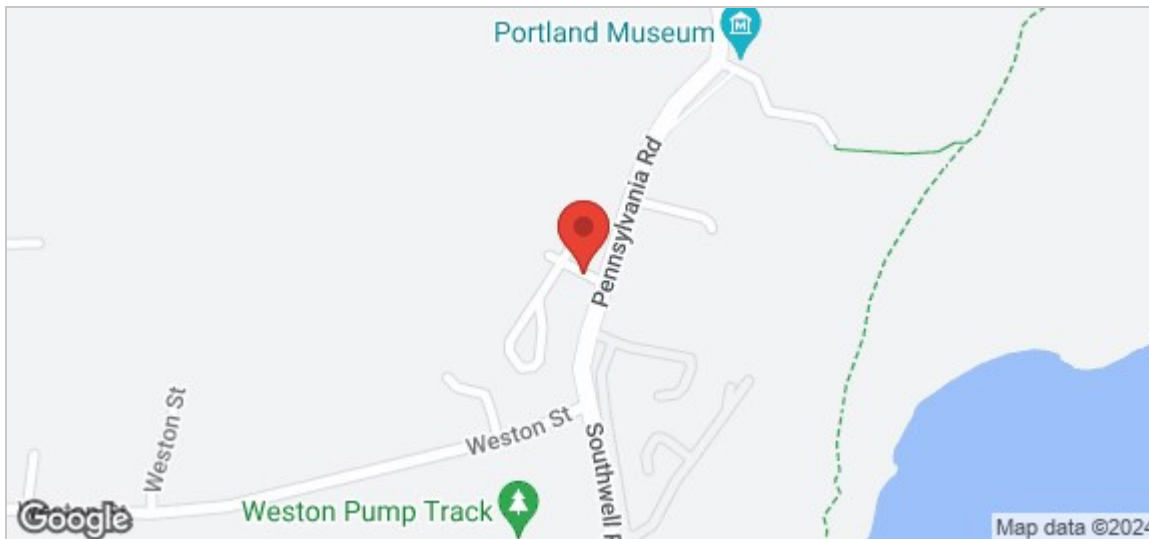
Property type: Apartment  
 Property construction: Standard  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Bio Mass  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**Lease**

The owner has advised us that the property has a 999 year lease from 2013, the Maintenance charge is £900 per annum, the estate charge is £300 per annum, ground rent is £150 per annum and that pets are permitted.

**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, property construction, services, & 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 <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	