

## Fortuneswell

Portland, DT5 1LU



Offers In Excess Of  
£130,000 Leasehold



# Fortuneswell

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- Stunning Direct Sea Views
- Two Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Family Bathroom
- Balcony With Sea Views
- Allocated Parking Space
- Ideal Investment or First Time Buy
- Viewings Highly Advised
- Close to Coastal Walks



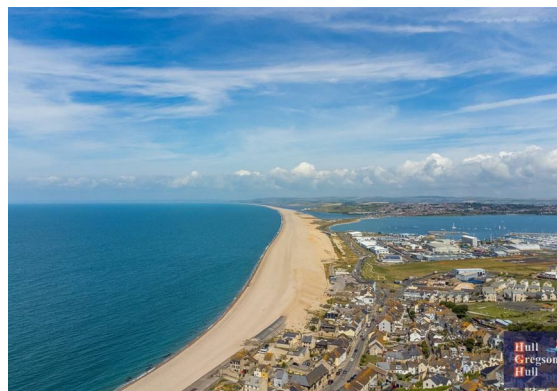


Boasting STUNNING PANORAMIC SEA VIEWS and offering LIGHT AND AIRY ACCOMMODATION throughout. A WELL PRESENTED upper floor flat, offering TWO DOUBLE BEDROOMS, open plan LOUNGE, a MODERN FITTED KITCHEN and FAMILY BATHROOM. Externally the flat benefits from ALLOCATED PARKING.

Access is gained via the communal hallway, where stairs rise to the flat which is located on the upper floor.



This light and airy two double bedroom flat benefits from a generous sized lounge which runs the width of the property. Offering stunning sea views and access out to a balcony where the panoramic views can be further enjoyed. From the lounge access is gained to the modern fitted kitchen, offering a range of eye and base level storage cupboards and space for domestic appliances.



Bedrooms one and two are both of double size. To complete the accommodation is the bathroom, comprising a modern suite with bath and shower over, wash hand basin and WC.

Externally the flat benefits from allocated parking.

Viewings come highly advised to appreciate the size, space, accommodation and the breath taking sea views. This flat would make an ideal investment or a first time purchase.

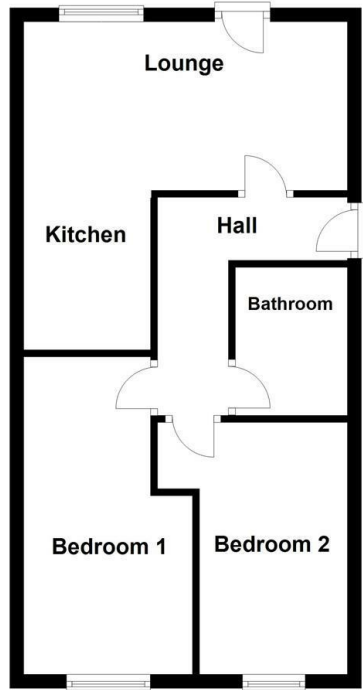
Situated in the heart of Fortuneswell, within easy access of local amenities, regular and well service public transport and stunning coastal walks.

\*\*\* Agents Notes \*\*\*

Management Company Name:  
The Stables Management Company LTD (Portland)  
Coco - Block Agent  
999 year lease from 1986  
Ground Rent: £0  
Service Charge: £960 p/a = £80 p/m  
Pet = No  
Let = Yes  
Holiday = No



## Upper Floor



### Lounge

9'3 x 15'8 (2.82m x 4.78m)

### Kitchen

9' x 6'2 (2.74m x 1.88m)

### Bedroom One

14'1 x 9'1 (4.29m x 2.77m)

### Bedroom Two

11'1 x 6'1 (3.38m x 1.85m)

### Bathroom

8'3 x 5'6 (2.51m x 1.68m)

### Balcony

### 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: Flat

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

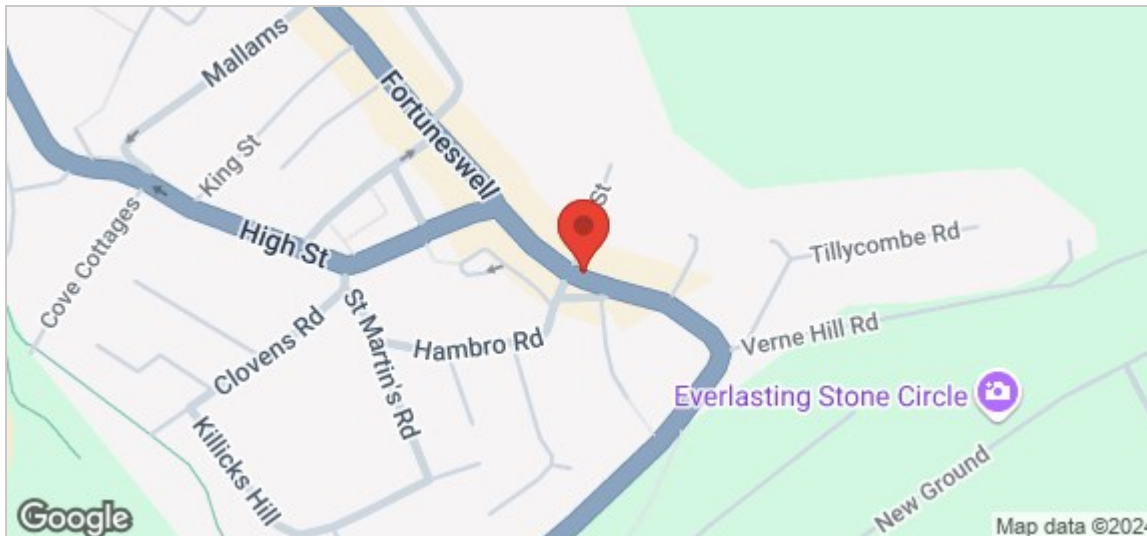
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://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, 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	79
		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	