



3 Fortuneswell

Portland, DT5 1FX

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Asking Price
£145,000 Leasehold



3 Fortuneswell

Portland, DT5 1FX

- Successfully Run Holiday Let
- Immaculately Presented Throughout
- Second Floor Flat
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Modern Fitted Shower Room
- Offered For Sale With No Onward Chain
- Ideal Investment or First Time Buy
- Close To Local Amenities & Public Transport
- Highly Popular Location





A BEAUTIFULLY PRESENTED second floor ONE BEDROOM successfully run HOLIDAY LET. This IMMACULATE CONDITION one bedroom flat benefits from a LIGHT & AIRY open plan LOUNGE/KITCHEN and modern fitted SHOWER ROOM. Being offered for sale with NO OWARD CHAIN viewings come highly advised to appreciated the SIZE/SPACE/INVESTMENT potential.



Access is gained via the building secure entry system, leading into the communal hallway. Stairs rise to the second floor where the apartment is located.

Through the doorway, the entrance



hallway leads into the modern, beautifully-presented apartment. The hallway hosts a built-in cupboard, currently with a washing machine and storage space.

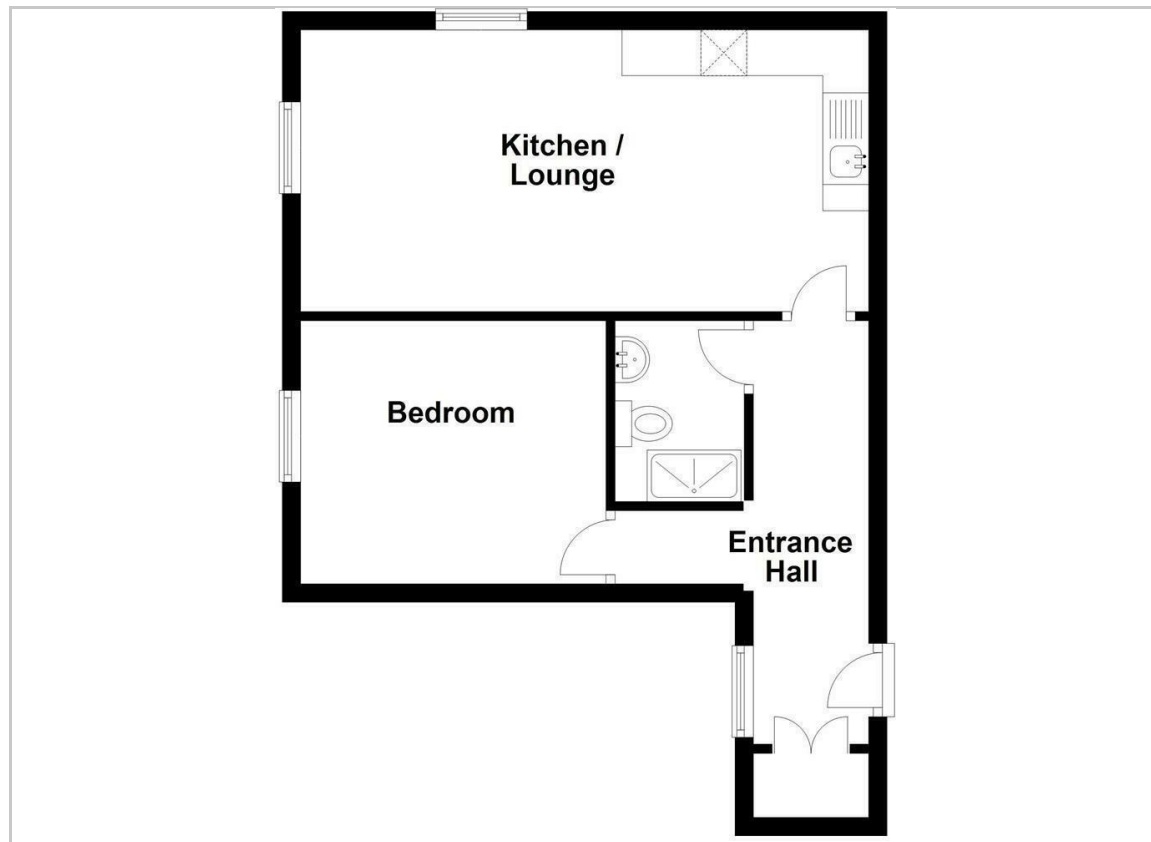
Branching from the hallway, you find yourself in the apartment's main double bedroom. The bedroom is a generous size, currently hosting: a double bed, a wardrobe, freestanding mirror, cabinet and two bedside-style units. The bedroom is neutrally decorated, immaculately presented with a sizeable window spilling light into the space.

The apartment has a modern, well-presented open-style living area. The room hosts an initial kitchen comprising a wood laminate-style flooring as well as grey modern-style units with wood-effect worktops over and some integrated appliances. A breakfast bar, off the kitchen, provides a modern dining experience.

The open-style living accommodation is stylishly decorated and presents a well-proportioned lounge space. The area presents a dual aspect giving the room a light and airy feel. The living area currently has a sofa, armchair and other units with plenty of free storage space. The space well-suits relaxing of an evening or entertaining guests.

Viewings come highly advised to fully appreciate the property.





Lounge/Kitchen
19'9 x 11'8 (6.02m x 3.56m)

Bedroom One
11'4 x 11'1 (3.45m x 3.38m)

Shower Room
4'7 x 7'5 (1.40m x 2.26m)

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: Second Floor Flat

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

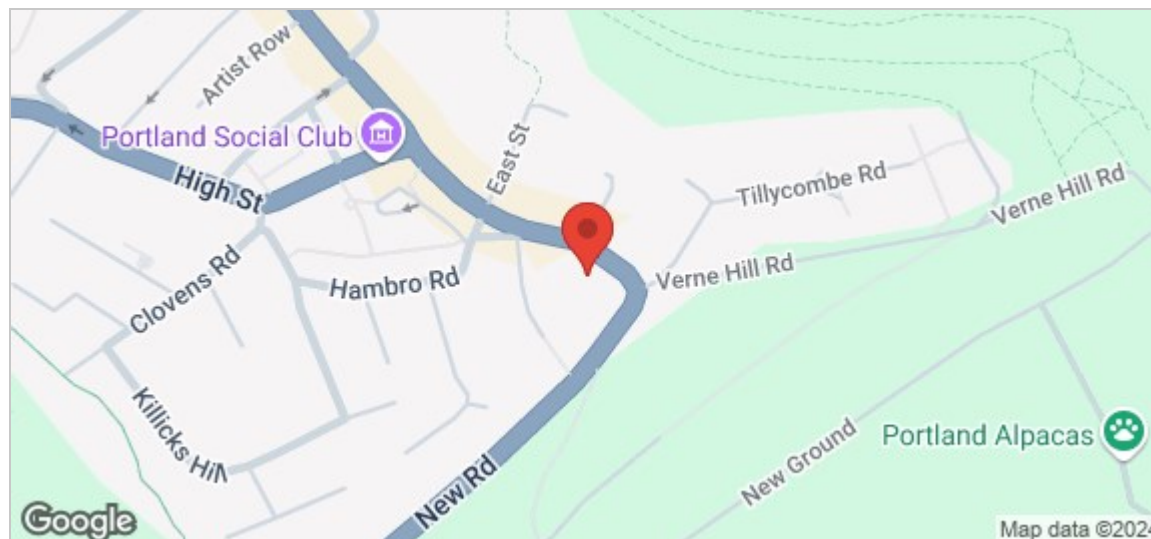
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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 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		60	60
(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	