



Mariners Court

Chiswell Portland, DT5 1AN



**£130,000 Leasehold -
Share of Freehold**



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- Two Bedroom Apartment
- Allocated Parking
- Modern Kitchen and Shower Room
- Spacious Living Space
- Ideal First Time Buy or Buy to Let
- Moments from Chesil Beach
- No Forward Chain
- Views towards Chesil Beach Embankment
- Short Stroll to Amenities
- On a Bus Route





A modern two-bedroom, second-floor apartment with a spacious living room, modern kitchen, contemporary bathroom, and allocated parking space.

Access to the communal entrance is located at the rear of the building, where you will also find your designated parking space. The apartment is situated on the top floor of the block, offering views of towards the embankment of Chesil Beach.



Upon entry, you'll find the two bedrooms on either side of the hallway—the primary bedroom is a generously sized double, while the second bedroom can serve as either



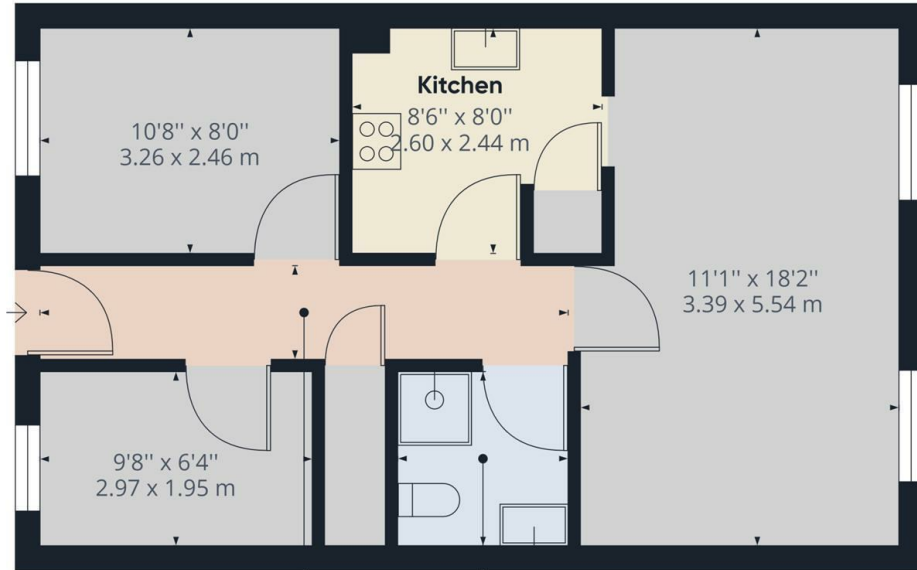
an office or a single bedroom.

Continuing down the hallway, the modern bathroom is located to the right, featuring a corner shower, washbasin, and WC. Opposite the bathroom is the kitchen, which is accessible from both the hallway and the living room, providing convenience for dining arrangements at either end of the living space.

The kitchen is equipped with a built-in electric oven and hob, along with space for an under-counter fridge and freezer. It also includes a small cupboard for the water tank and room for a washing machine.

The spacious living room, located at the front of the block, benefits from a sunny aspect that fills the space with natural light throughout most of the day. It offers ample room for both lounge furnishings and a dining area.

Situated in Fortuneswell, the apartment is conveniently close to local amenities, eateries, and pubs, with the beach and public transport links just a short stroll away.



Hallway 18'3" x 2'11" 5.58 x 0.91 m	Bathroom 5'11" x 6'4" 1.82 x 1.94 m
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Living Room
60'0" x 36'5" (18.3 x 11.1)

Kitchen
27'9" x 26'2" max (8.48m x 7.98m max)

Bedroom One
35'1" x 26'2" (10.7 x 8)

Bedroom Two
9.8 x 6.4

Bathroom
6'0" x 6'0".4" max (1.83m x 1.83m.1.22m max)

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

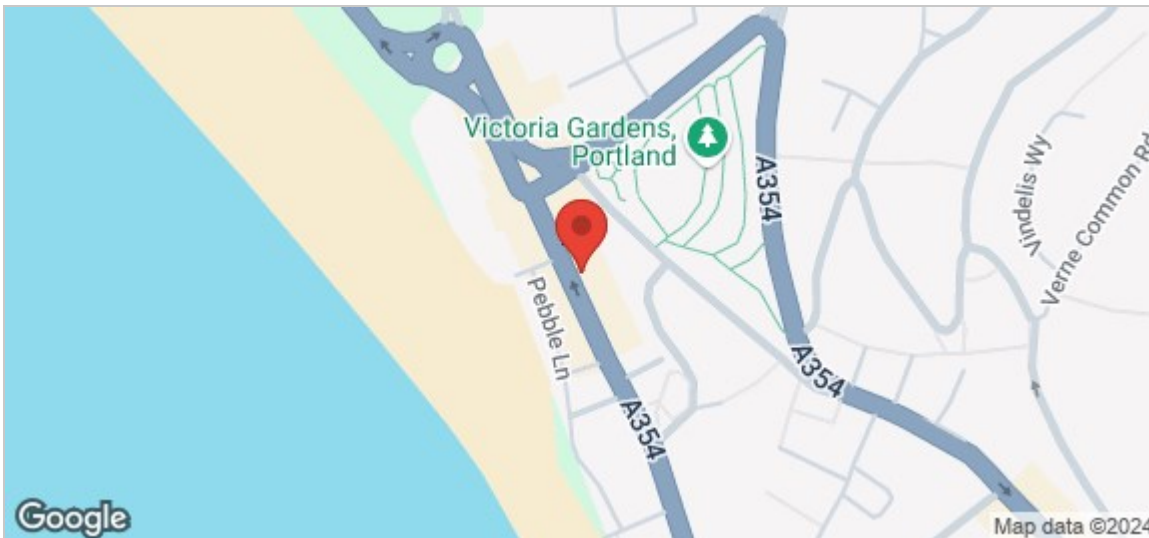
Lease and Maintenance

The vendor has informed us that the property has a 999 year lease from when the property was built, the service charge is approximately £75 per month, pets will be considered upon request and no holiday lets are permitted.

These details should be checked by your solicitor before any expenses are incurred.

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	70
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	