



7 Castle Court Mulberry Avenue

Portland, DT5 1FT

£1,100 PCM

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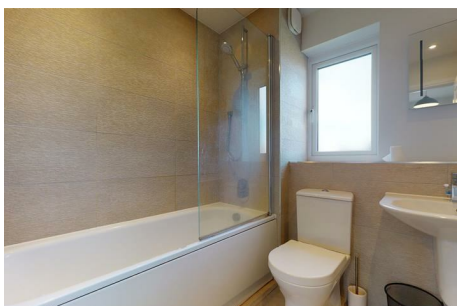
A MODERN GROUND FLOOR APARTMENT with TWO DOUBLE BEDROOMS located in a lovely position a short stroll from the gardens of the historic PORTLAND CASTLE and moments from Portland Harbour. This modern property is approximately 5 years old and benefits from a MODERN KITCHEN/ BATHROOM, an OPEN PLAN LIVING AREA with FRENCH DOORS opening onto a PRIVATE GARDEN, and DRIVEWAY providing off road parking.

Stepping through the front door is an entrance hallway with a storage cupboard and doors leading into the accommodation. The OPEN PLAN living space is situated to your left which comprises a range of wall and base units with integrated double oven, electric hob and white goods such as Dishwasher, Washing machine and Fridge Freezer. The room offer plenty of space and versatility, as well the room has French doors onto an enclosed private garden.

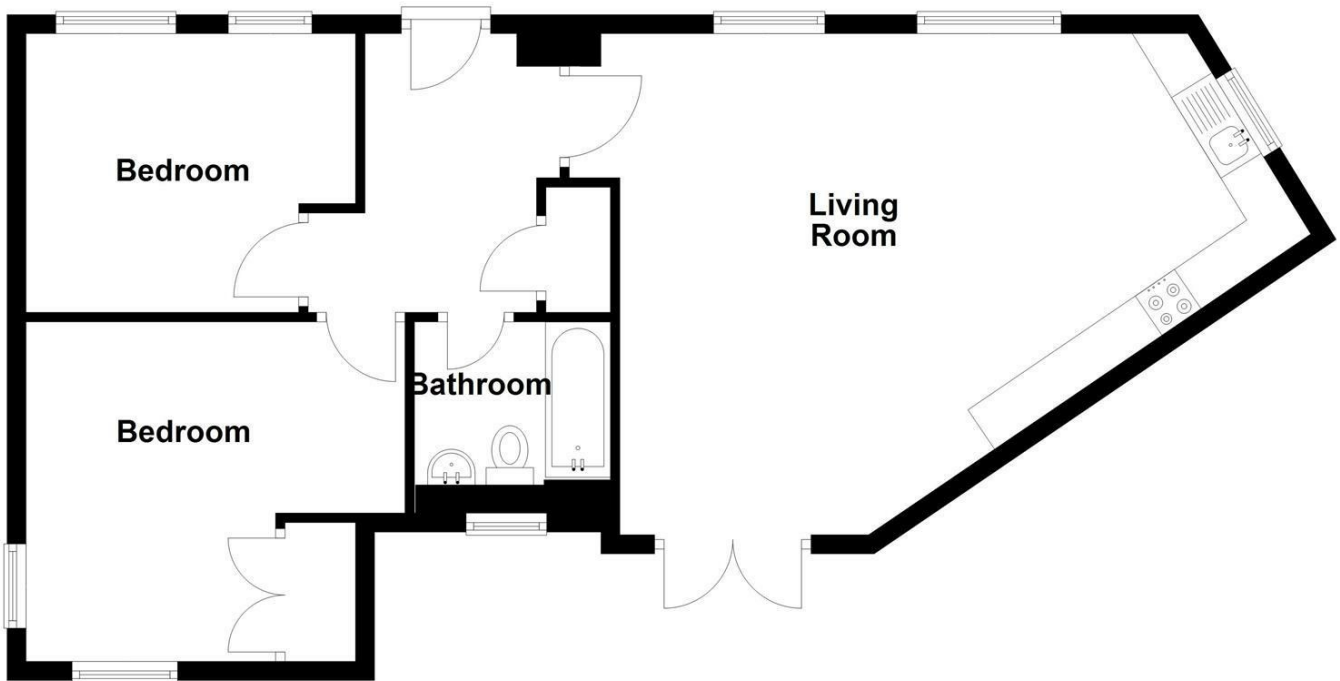
Continuing through the accommodation is the bathroom which comprises a modern white suite including a panelled bath with shower over and a fixed panel shower screen, a close coupled WC, wall mounted wash hand basin and a heated towel rail, complete with part tiled walls and a tiled floor.

Both bedrooms are positioned to the left hand side of the property and are generous double rooms with the main bedroom benefitting from a built in wardrobe.

Please note, these photos are from when the property was previously marketed. There may be some minor wear and tear since these photos were taken.



Tel: 01305 822 222



Living Space
18'2" x 21'7" max (5.54 x 6.6 max)

Bedroom One
13'1" x 11'8" max (4 x 3.58 max)

Bedroom Two
10'5" x 10'6" (3.18 x 3.22)

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		Environmental Impact (CO ₂) Rating	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(109-139) A</p> <p>(81-108) B</p> <p>(53-80) C</p> <p>(25-52) D</p> <p>(18-24) E</p> <p>(9-17) F</p> <p>(1-8) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
Current	Potential	Current	Potential
84	84	84	84
<p>The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.</p> <p>Property type: Flat</p> <p>Property construction: Standard</p> <p>Mains Electricity</p> <p>Mains Water & Sewage: Supplied by Wessex Water</p> <p>Heating Type: Gas Central Heating</p> <p>Broadband & Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.</p> <p>https://checker.ofcom.org.uk/</p> <p>Pet Policy: No</p>		<p>Tenant Fee's</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

12 Easton Street, Portland, Dorset DT5 1BT