



Beresford House, Liberty Road

Portland, DT5 1FS



Asking Price
£138,500 Leasehold



Beresford House, Portland, DT5 1FS

- Modern One Bedroom Apartment
- Allocated Parking
- 75% Shared Ownership
- Open Plan Kitchen Lounge
- Pleasant Outlook Over Green Space
- Light and Airy Apartment
- Integrated Appliances to Kitchen
- Ground Rent, Service Charge and Rent of £241 p/m
- Well Presented Throughout
- Short Stroll to Chesil Beach





*****SHARED OWNERSHIP
PROPERTY WITH A 75% SHARE -
3D SHOWCASE TOUR
AVAILABLE*****

Set moments from Portland Marina and the array of eateries and amenities Fortuneswell has to offer is this light and airy, **ONE BEDROOM, SHARED OWNERSHIP** apartment - **OFFERED FOR SALE WITH A 75% SHARE, ALLOCATED PARKING** and a pleasant outlook over **GREENSPACE**.



The accommodation comprises an initial communal entrance hallway, with stairs ascending to the first floor. A communal hallway then leads to the



private entrance door of the apartment. Upon entry, you are met with a spacious hallway, offering ample place to store shoes and coats, and boasts a sizeable airing cupboard in addition to providing access through the property.

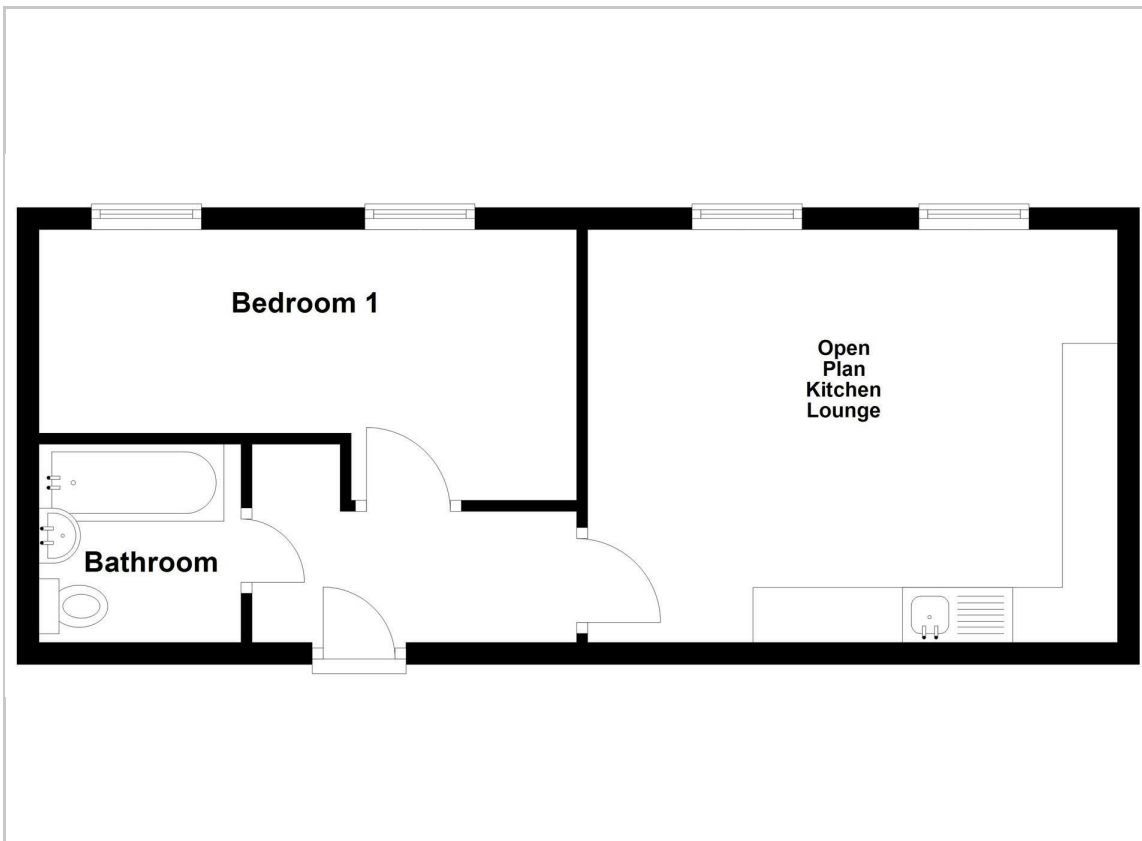
The reception space consists of a sizeable open plan Lounge/Kitchen Diner with two large windows of a westerly aspect allowing for plenty of natural light to flood in. The kitchen offers a range of light grey wall and base level units with oak effect counter tops and upstands, in addition to chrome hardware and benefits from integrated fridge freezer, electric oven, inset hob, extractor fan and washer dryer.

Positioned to the rear of the property is an expansive double bedroom with a further two westerly aspect windows, the space currently hosts a double bed, cot, large double wardrobe and several sets of drawers.



Completing the property is a freshly painted bathroom with panel enclosed bath with shower over, pedestal basin and WC.

Our client currently owns 75% of the apartment, and with a monthly rent and service charge payable of £241. There is flexibility to own from 75% to 100% of the property so, a **GREAT FIRST TIME PURCHASE** opportunity!



Open Plan Living Room Kitchen

14'7" x 17'9" (4.45 x 5.42)

Bedroom

19'4" x 11'1" narrowing to 6'6" (5.9 x 3.4 narrowing to 2)

Bathroom

6'4" x 7'0" (1.95 x 2.15)

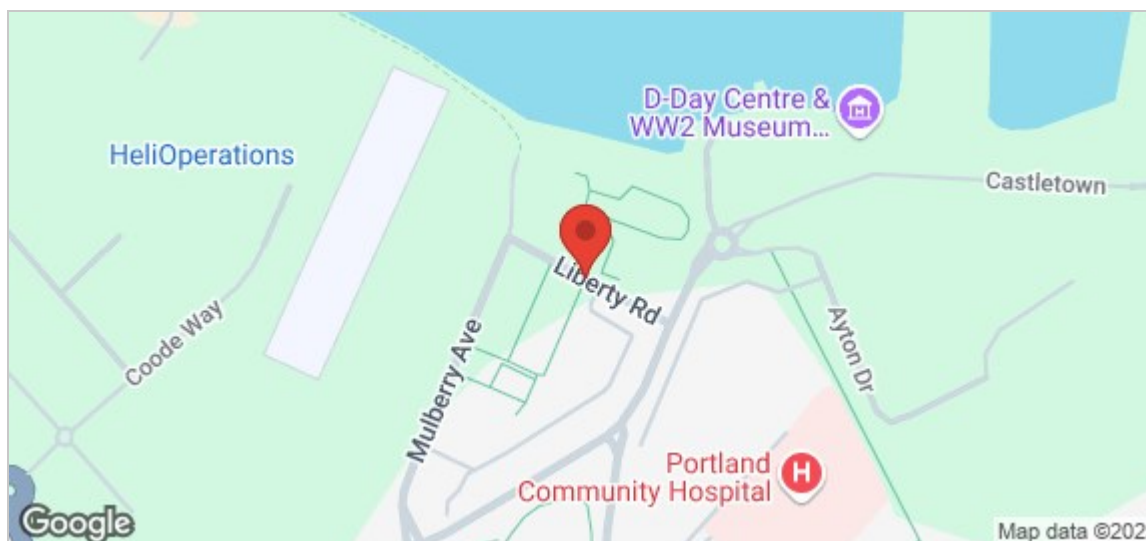
Additional information

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 advised us the property has a 125 year lease from 2019, with approximately 119 years remaining and that they pay £241 per month to include rent on the remaining 25% share & service charge.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(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	