



Pennsylvania Way

Portland, DT5 1FJ



Guide Price
£190,000 Leasehold



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- No Onward Chain
- Well Presented Throughout
- Sought After Location
- Two Bedroom First Floor Flat
- Spacious Living Accomodation
- Moments from Church Ope Cove & Pennsylvania Castle
- Bedroom Ensuite
- Triple Aspect Windows To Front
- Local Transport Links
- Coastal Walks nearby





An immaculately presented two bedroom FIRST FLOOR apartment located on Pennsylvania Way, set moments from Church Ope Cove and an open plan lounge / kitchen / diner that boasts windows looking out in three directions, filling the room with light all day long. The property boasts impressive eco credentials with property wide heat recovery system, triple glazing and communal bio mass hot water system. A fantastic opportunity to own this MODERN, spacious apartment, an ideal purchase for first time buyers.

The apartment comprises spacious open lounge / kitchen /diner, two double bedrooms, one with en suite



and a family bathroom.

The reception room is perfect for relaxation and entertaining, benefitting from plenty of counter top space as well as windows looking over three aspects, one of which you can catch glimpses of the sea. With two well-proportioned bedrooms, this home offers ample space for comfortable living. The primary bedroom boasts an ensuite shower and WC. Completing the property is the family bathroom, comprised of panel bath with shower over head, close coupled WC and a pedestal wash hand basin.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment is sure to meet your needs.

The vendor has advised us that the property benefits from hive heating controls.





Lounge/Diner
13'10" x 17'5" (4.22m x 5.31m)

Kitchen
8'11" x 11'10" (2.72m x 3.61m)

Bedroom One
9'1" x 12'4" (2.77m x 3.76m)

Bedroom Two
9'6" x 11'6" (2.9m x 3.51m)

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: Purpose Built Flat

Property construction: Traditional

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

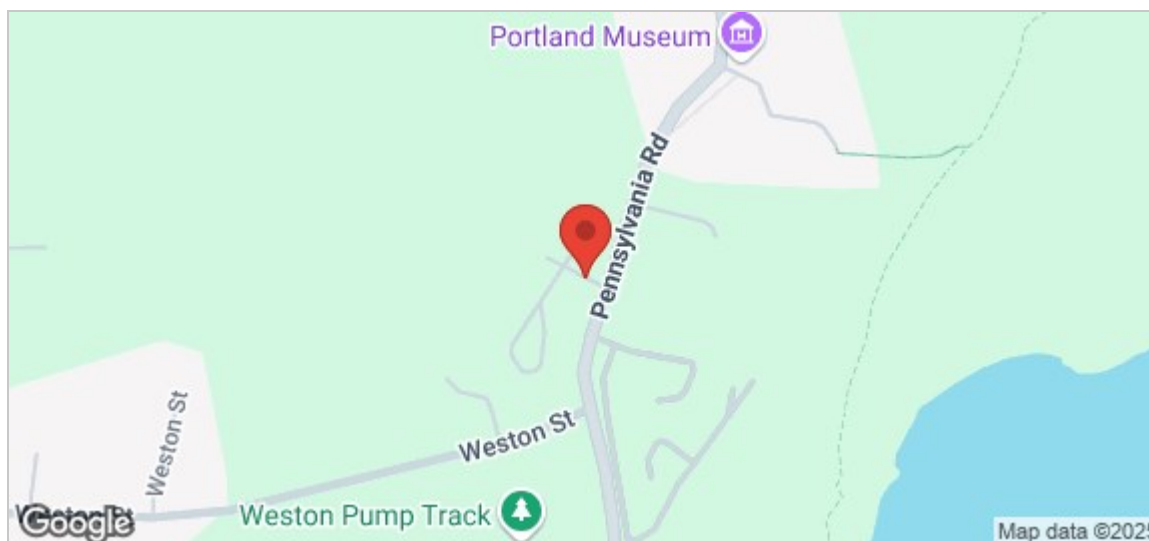
Heating Type: Biomass

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		
(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	