

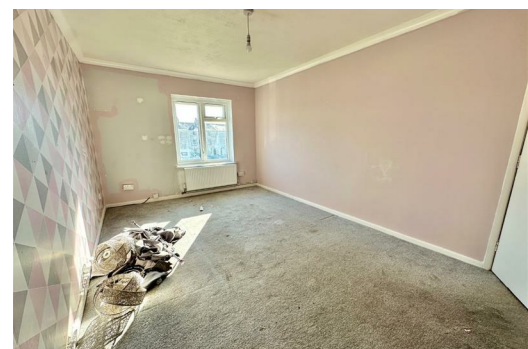


Instinct Guides You



Weston Street, Portland, DT5 2DF £115,000

- No Onward Chain
- Two Bedroom Apartment
- Fronts An Open Green Space
- Close To Shops At Weston
- On A Bus Route
- New 125 Year Lease



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Offered with no onward chain, this two-bedroom apartment boasts a convenient location near Easton Square, with open views over a green space.

At the heart of the home is the generous lounge, offering versatile layout options and a sunny southerly aspect, which beautifully illuminates the space. Adjacent is the kitchen, fitted with a range of units and providing space for white goods, also benefiting from the same bright southerly aspect. Additionally, a hallway cupboard offers practical storage solutions.

The bathroom is centrally located and features a bath with a shower overhead, a hand basin, and a WC, all set against stylish contemporary marble-effect panelling.

Two bedrooms complete the accommodation: Bedroom one, a well-proportioned double, and Bedroom two, a spacious single.

Bedroom One 10'4" x 8'3" (3.15 x 2.53)

Bedroom Two 10'3" x 6'8" (3.14 x 2.04)

Living Room 15'10" x 9'10" (4.85 x 3.00)

Kitchen 12'9" x 8'4" (3.91 x 2.55)

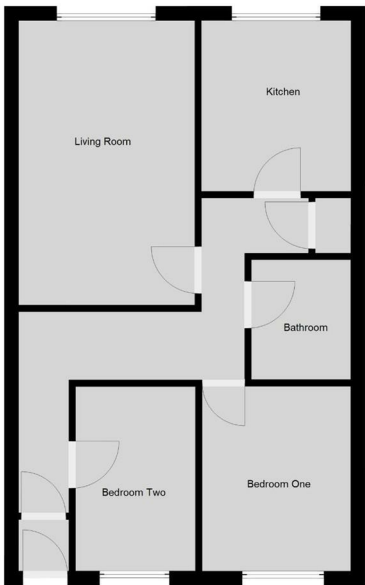
Bathroom 6'8" x 5'6" (2.04 x 1.69)

Lease & Maintenance Information

The vendor informs us the property will be purchased with a new 125 year lease, the ground rent will be a peppercorn charge & the service charge is to be confirmed.

We recommend these details are checked by a solicitor before incurring costs.





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	

