



Connells

Barleycroft Road
Portland



Property Description

The accommodation comprises an initial communal entrance door with intercom system. A private door then offers access to the apartment. Inside the apartment is a large cloak cupboard offering ample storage space for shoes and coats.

The living room is a generous size and offers ample space for a dining table and chairs. An opening then leads to the kitchen which is fitted with a range of wall and base level units.

Completing the accommodation are two large double bedrooms, with both offering a pleasant outlook on to the communal garden. A fitted bathroom which comprises of a panelled bath with shower over, low-level W.C and wash hand basin with built in vanity.

Externally, there is one allocated parking space directly outside the front of the apartment. There is also a private store, suitable for bicycles. A communal washing line can be found in the communal garden. Viewing highly recommended!

Accommodation

Entrance

Door into: -

Communal Entrance

Stairs to first floor. Intercom system.

Hall

Storage cupboard. Wall mounted radiator.
Door leading into: -

Living Room / Dining Room

23' 10" x 9' 2" (7.26m x 2.79m)
Two front aspect double glazed windows which enjoy sea views. Wall mounted radiator. Coving. Arch leading into: -

Kitchen

13' 9" x 4' 11" (4.19m x 1.50m)

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Integral electric oven with gas hob. Space and plumbing for washing machine. Space for dishwasher and fridge freezer. Part tiled walls. Double glazed wooden framed window to the side.

Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)

Double glazed wooden frame window to rear which enjoys a pleasant southerly aspect over the Communal Gardens. Fitted wardrobe. Wall mounted radiator.

Bedroom Two

12' 2" x 11' 2" max (3.71m x 3.40m max)

Double glazed wooden frame window to rear which enjoys a pleasant southerly aspect over the Communal Gardens. Fitted bespoke wardrobe and storage units. Wall mounted radiator.

Bathroom

Suite comprising low level WC, wash hand basin and panel enclosed bath with shower attachment over. Wall mounted radiator. Extractor fan. Shaver point.

Outside

Communal Gardens

Private storage area suitable for bikes. Communal washing line.

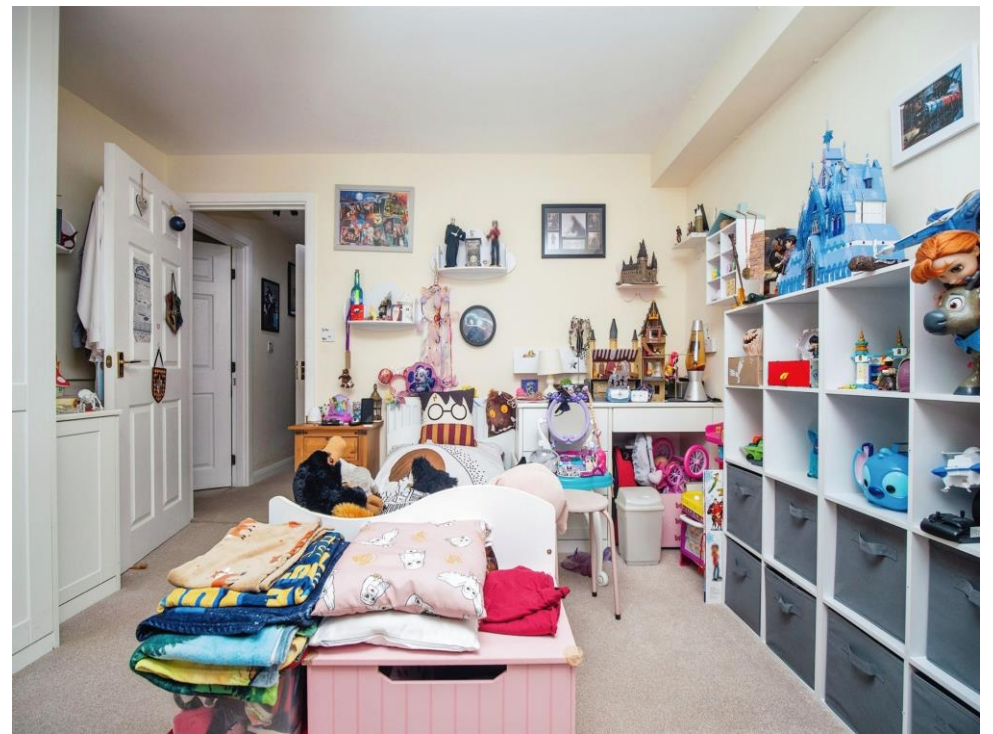
Parking

Allocated Parking Space.

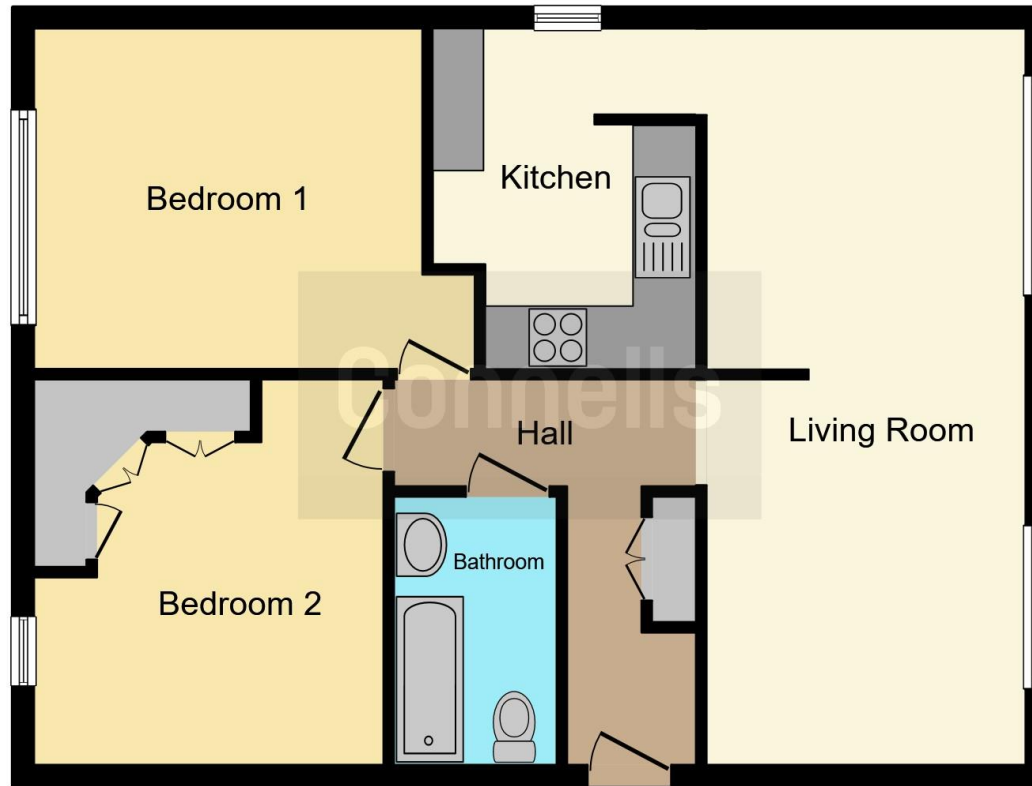
Lease Length and Charges

The vendor informs us; of 99 year lease which commenced June 2008, service charge is £135 per calendar month.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY308027

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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