



**Connells**

East Weare Road  
Portland





### Property Description

The apartment is accessed via a staircase which rises to the first floor and services just two apartments. Adjacent to the front door there is a storage cupboard. Stepping inside a hallway it leads around the accommodation with the bathroom found on your immediate left. The bathroom comprises a white suite with bath and shower over wash hand basin and W/C.

The bedroom shares the rear of the property and is spacious double room with plenty of space for a range of bedroom furnishings. The lounge/diner at the front of the property is another well proportioned room that enjoys superb views of the surrounding landscape from Chesil Beach to Portland Harbour and beyond. The kitchen enjoys this same spectacular view and benefits two storage cupboards.

Outside there is a well sized rear garden, that offers a space to sit and enjoy the summer sun or entertain.

### Entrance

Door leading into: -

### Communal Hallway

Steps to communal front door, with hallway & stairs leading to the second floor. Door leading into: -

### Hallway

Hallway providing access to rooms.

### Bathroom

Suite comprising panel enclosed bath. low level WC and wash hand basin. Chrome heated towel rail. Tiled walls. Tiled flooring. Rear aspect double glazed opaque window.



## Kitchen

10' 10" x 10' 4" (3.30m x 3.15m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink. Space for a fridge freezer. Space and plumbing for a washing machine. Space for a gas cooker. Wall mounted radiator. Tiled flooring. Front aspect double glazed window which enjoy sea views over Portland Harbour & Marina. Storage cupboard.

## Living Room

13' 7" x 9' 8" (4.14m x 2.95m)

Front aspect double glazed window which enjoy sea views over Portland Harbour & Marina. Wall mounted radiator. Television point. Electrical points.

## Bedroom

9' 9" x 13' 4" (2.97m x 4.06m)

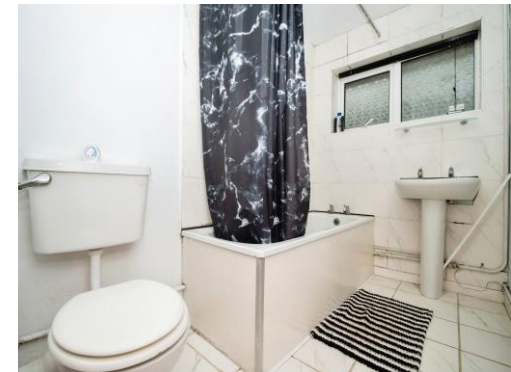
Rear aspect double glazed window which enjoys views over the communal gardens. Wall mounted radiator.

## Outside

### Communal Gardens

### Lease Length & Charges

The vendor informs us the service charge is £148.78 PCM & ground rent is £10 PA, the lease is 125 years from 17 October 2011, pets are allowed and there are no letting restrictions.



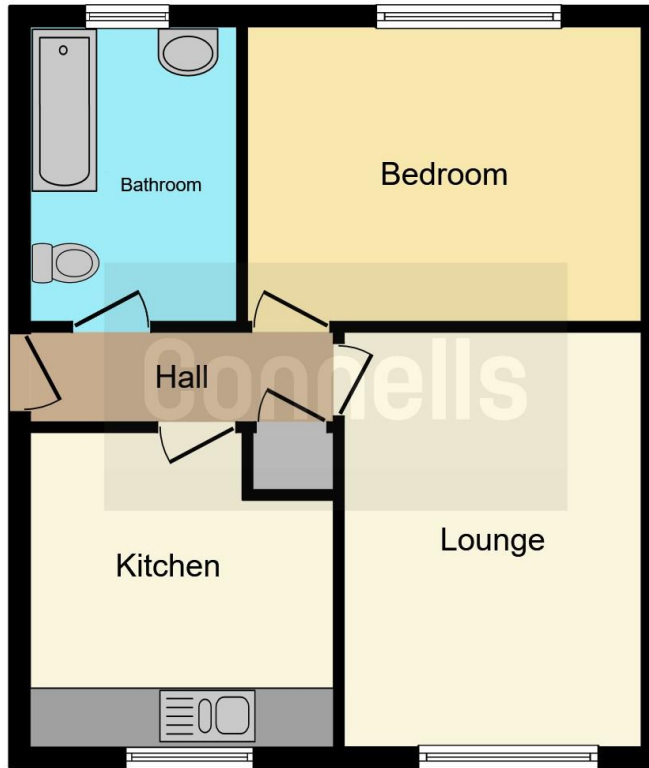












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308587](http://connells.co.uk/Property/WEY308587)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Oct 2011. 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.

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