



Maritime House, Portland DT5 2NT

welcome to

Maritime House, Portland

****CALLING ALL CASH INVESTMENT BUYERS** **TENANT IN SITU PAYING £695PCM OFFERING 9.8% RENTAL YIELD.** This One double bedroom third floor apartment within Maritime House, Portland offers stunning sea views and an open-plan living area. This is a fantastic investment and viewing is a must.



Entrance into the main building is via a communal door, leading into a communal hallway with stairs and lift access to all floors. Apartment 16 is on the third floor offering an open-plan living area with a kitchenette and beautiful sea views from the front aspect double glazed window. The separate bedroom is a double with a front aspect double glazed window offering beautiful sea views. The separate shower room offers a shower cubicle with a wall mounted mixer shower, low level WC and a wash hand basin.

There is a tenant in situ paying £695PCM offering a 9.8% rental yield making this a fantastic investment opportunity. The tenant moved into the property on the 2nd October 2023 under a 12 month tenancy with a 6 month break clause. The property is fully managed by our lettings department in branch.

*Due to the nature of the buildings construction, we advise that this property is only available to cash buyers only.

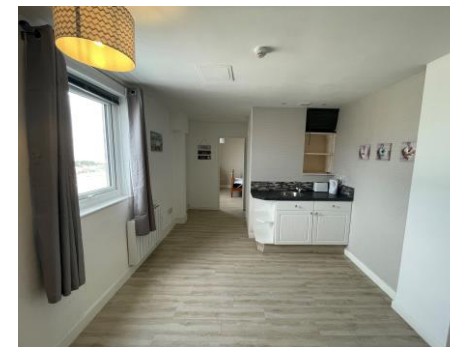
Open-Plan Living Area

17' 9" Max x 10' 5" (5.41m Max x 3.17m)

Bedroom

11' 4" x 10' 5" (3.45m x 3.17m)

Shower Room



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Maritime House, Portland

- Cash Buyers Only
- TENANT IN SITU PAYING £695PCM OFFERING 9.8% RENTAL YIELD
- One Double Bedroom
- Open-Plan Living Area
- Beautiful Sea Views

Tenure: Leasehold EPC Rating: D

offers over

£80,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
WMT106099 - 0005


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