



Instinct Guides You



## East weare road, Portland £90,000

- No Onward Chain
- Some Views Of Sea
- Communal Garden
- Two Double Bedroom
- Large Kitchen
- Cash Buyers Only



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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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A TWO DOUBLE BEDROOM first floor apartment being sold with NO ONWARD CHAIN enjoying FABULOUS FAR REACHING VIEWS over PORTLAND HARBOUR and SEA with BALCONY and COMMUNAL GARDEN situated in East Weare, Portland. Located within the Fortuneswell area of Portland which boasts a broad range of everyday shopping and facilities with a promenade edging Chesil Beach and the dramatic Jurassic coastline. Many outdoor pursuits can be enjoyed on the island with excellent sailing, fishing and water sports facilities including those at the Weymouth & Portland Sailing Academy and many stunning walks and several beaches to be explored. The coastal resort of Weymouth is within easy reach.

Entering the property you have a good size hallway with storage and access to all rooms.

The lounge/diner is positioned to the front of the apartment with space for dining table with feature wall and fireplace. The kitchen is spacious with ample eye and base level units with space for a dining table and chairs along white goods and entrance to the balcony.

The two large double bedrooms are positioned at the rear of the apartment which take in some sea views with built in wardrobes/storage and space for bedroom furniture.

Finishing the accommodation is the bathroom and separate w/c with wash hand basin, bath with shower over and tiled surround.

Outside the communal gardens are lawned enclosed by fencing with drying area.

The property is not of a traditional build suiting CASH BUYERS ONLY.

## Room Dimensions

Lounge 16'6" x 11'1" (5.04 x 3.4)

Kitchen 12'11" x 9'0" (3.96 x 2.75)

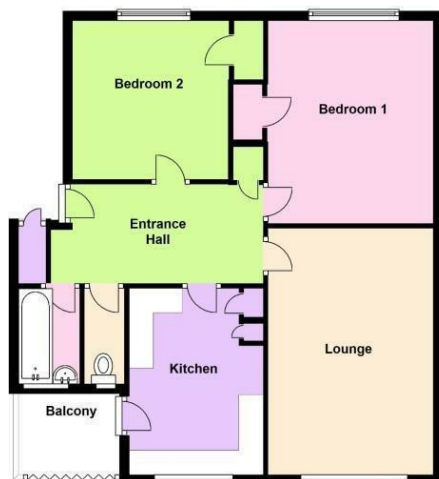
Bedroom One 13'8" x 11'2" (4.18 x 3.42)

Bedroom Two 11'7" x 10'6" (3.54 x 3.22)

## Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 1989, service charge is approximately £73.57 per month, ground rent is £10 per annum, no holiday letting is permitted and is looking into if pets are allowed.

Please ensure all details are verified by your solicitor before incurring further 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.