



Instinct Guides You



## Fortuneswell, Portland £128,000

- Far Reaching Sea Views
- No Onward Chain
- Well Presented Throughout
- Modern Kitchen & Bathroom
- Dual Aspect Living Room
- Spacious Double Bedroom
- Amenities & Bus Route Nearby
- Close To Coastal Walks



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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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MODERN STANDARD apartment located in the popular area of Fortuneswell Portland, the apartment offers OPEN PLAN LIVING and is close to a RANGE OF AMENITIES including TRANSPORT LINKS, SHOPS & is only a SHORT STROLL to dramatic COASTAL WALKS, CHESIL BEACH & THE COVE.

A secure entrance leads inside the property and wide stone steps lead up to the Apartment. Stepping inside the hallway leads around the living space and includes a large storage cupboard.

The hub of the home is the open plan lounge/kitchen. The room has a bright and airy feel thanks to its dual aspect windows allowing plenty of light to enter, while providing a fantastic lookout post to observe the sea. There is ample space for a range of furniture, creating a fluid space to cook and entertain guests synonymously. The contemporary modern fitted kitchen benefits from fitted appliances including fridge, freezer, dishwasher, oven, hob and extractor fan.

The bedroom is good size, large enough for a double bed and furniture while sharing the beautiful views of the vibrant coastline. Adjacent is the bathroom, finished to the same modern standard as the rest of the property and features a shower cubicle, decorative tiles, wash hand basin and w/c.

## Room Dimensions

**Bedroom 10'1" max x 9'6" max (3.09 max x 2.92 max)**

**Shower Room 8'7" x 4'6" (2.62 x 1.39)**

**Kitchen / Living Space 14'5" x 11'11" (4.40 x 3.64)**

## Lease and Maintenance Information

The vendor informs us that the property has 120 years remaining, the service charge is £340.00 every six months which is reviewed annually with a ground rent of £87.50 every six months.

We recommend details are verified by your solicitor before incurring any additional 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.