



COCO
PROPERTY

Fortuneswell, Portland, Dorset, DT5 1LR

Guide Price £130,000

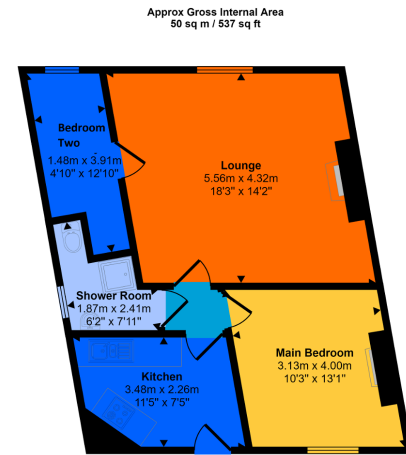
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- Sea Views
- Close To Beach
- Close to Bus Routes
- Great Location
- Great Rental Yield
- Close Proximity To Shops



We are excited to bring to market this TWO BEDROOM flat with its remarkable SEA VIEWS, established rental income, and LONG LEASE, this is a rare find on the Isle of Portland. Whether you're looking for a solid investment or a beautiful coastal home, this property ticks all the boxes. Situated just minutes to the BEACH and the historical Jurassic coast, this property is a hidden gem!





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



11070224_14-35 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Top Flat 124-126 Portland Quay PORTLAND DT5 1LY	Energy rating C	Valid until: 3 January 2034 Certificate number: 9034-8423-4300-0707-3202
Property type	Top-floor flat	
Total floor area	49 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-efficiency-standards-for-private-rented-properties).
<https://www.gov.uk/guidance/energy-efficiency-standards-for-private-rented-properties>

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	C	
55-68	D		
35-54	E		
21-34	F		
1-20	G		

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/9034-8423-4300-0707-3202/top-flat>

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www.cocoproperty.co.uk

IMPORTANT NOTE
 These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.