



Flat 135, Atlantic House, 1 Ayton Drive

£150,000 Leasehold

Introducing this very well presented two double bedroom apartment boasting a large balcony, two bathrooms and allocated parking, situated at the base of Portland in the Atlantic House Complex, Casteltown. Offered with no onward chain, the property enjoys a spacious open plan living area along with patio doors opening out to the balcony from the sitting room, kitchen and two bedrooms. Lifts to all floors ensures easy access for all and with local amenities nearby with shops and bus routes close, this property is the epitome of life by the sea.







Entering the property to you right is the hub of the home, a spacious open plan sitting room/kitchen. The kitchen/diner offers a range of fitted cabinets, ample work surface and integrated appliances including fridge/freezer, oven with induction hob, dishwasher and washing machine. Entertaining friends and family has never been easier with access to the large private balcony which can be made from four different rooms. Moving through to the far end of the apartment you have two double bedrooms of which bedroom one boasts an en-suite shower room. A separate main bathroom is located in the middle of the apartment and comprises a bath with shower over, vanity wash hand basin, heated towel rail and W.C. Externally the property benefits from allocated parking within the private residents car park. Visitor spaces are available. A secure intercom entry system ensures peace of mind and on site leisure facilities including gym and swimming pool are available to residents. As you drive up to Atlantic House you get the feel of entering a luxury five star hotel, and the on-site swimming pool, sauna, Jacuzzi, steam room and gym facilities will not disappoint. Portland was host to the 2012 sailing events and consequently access to water sports in the area is excellent as you might expect. Portland offers a range of local amenities, whilst the nearby resort town of Weymouth offers a lively nightlife and a further range of high street stores. The county town of Dorchester is within easy reach thanks to a new road system and link road making travel to and from Atlantic House easier than ever.

- Large Balcony
- Two Double Bedrooms
- Allocated Parking
- No Onward Chain
- Open Plan Living Area
- En-suite
- Leisure Facilities On Site
- Well Presented
- Lift To All Floors
- Secure Gated Complex



COCO
PROPERTY

Sitting Room

13' 1" x 12' 9" (3.98m x 3.88m)

Kitchen/Diner

13' 5" x 9' 11" (4.09m x 3.02m)

Bedroom One

13' 0" x 10' 3" (3.96m x 3.13m)

Bedroom Two

9' 10" x 8' 10" (2.99m x 2.70m)

Bathroom

8' 9" x 5' 5" (2.67m x 1.66m)

En-suite

Balcony



COCO
PROPERTY



COCO
PROPERTY

Approx Gross Internal Area
62 sq m / 663 sq ft



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Council Tax band: C - Tenure: Leasehold