



**COCO**  
PROPERTY



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## Flat 202, Atlantic House, 1 Ayton Drive

£140,000 Leasehold

This well presented one bedroom, top floor, apartment boasts a private balcony, allocated parking and excellent views, situated in the desirable Atlantic House complex on the picturesque isle of Portland. Offered with no onward chain, this property benefits from excellent on site leisure facilities, secure intercom entrance system and the added bonus of being a secure gated complex. This property epitomises life by the sea.

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Entering the complex service lifts to all floors will take you up the top floor apartment seamlessly. Upon entering the apartment to the right you have the sitting room which has an entrance out to the balcony and open up into the kitchen area. The kitchen, cosy, offers a range of fitted cabinets, ample work surface integrated appliances including fridge/ freezer and electric oven with induction hob and extractor over. There is also plumbing for a washing machine. The bedroom, found on the east side of the apartment is a generous double room with access out to the balcony. The bathroom is situated in the middle comprising a shower cubicle, vanity wash hand basin, heated towel rail and W.C.

Spectacular views can be enjoyed from your own private balcony which spans the length of the apartment, ideal for hosting friends and family.

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.

- Sea Views
- Private Balcony
- Allocated Parking
- Gated Complex
- Secure Intercom System
- Lift To All Floors
- Leisure Facilities On Site
- Shops In Close Proximity
- Bus Routes Nearby
- Isle Of Portland



**Sitting Room**

13' 5" x 9' 5" (4.10m x 2.87m)

**Kitchen**

6' 9" x 5' 0" (2.07m x 1.53m)

**Bedroom**

12' 6" x 10' 7" (3.80m x 3.22m)

**Bathroom**

9' 3" x 3' 6" (2.81m x 1.06m)

**Balcony**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Council Tax band: B - Tenure: Leasehold