



## 3 Rhodes House Coronation Road, Portland

£120,000 Share of Freehold

***CASH BUYERS ONLY – TENANT IN SITU***

Property is of non standard construction so obtaining mortgages will be difficult.

This very well presented two bedroom first floor apartment boasts sea views, a private garden and a kitchen/diner, situated at the base of the picturesque Isle of Portland, just minutes away from the historic Jurassic Coast of Chesil Beach. The property benefits from great rental potential, as already highlighted by the current tenant in situ and would make a superb investment.











Entering the property an entrance hallway leads you to enter the living area. A good size room with a large double window allowing for plenty of natural light to flood the space. The kitchen/diner offers a range of fitted cabinets, ample work surface, integrated electric oven and hob with extractor over and enjoys views towards Portland Harbour. A handy utility space opens from the kitchen with plumbing for a washing machine and space for further appliances. Bedrooms one and two are good size doubles with space for storage. A well presented shower room with vanity wash hand basin and W.C finished off the accommodation. Externally there is access to your own private garden.

Castletown is a small village in Underhill on the Isle Of Portland and It is located close to Fortuneswell on the shores of Portland Harbour. It includes a sandy beach, as well as one of Portland's notable highlights; Portland Castle while the Weymouth National Sailing Academy is also located nearby, where you can enjoy an array of water sports. As with the rest of Portland's villages and settlements, Castletown has been designated as a conservation area, as it is a place of special architectural and historic interest.

Council Tax band: A - Tenure: Share of Freehold

- Sea Views
- Private Garden
- Utility Room
- Two Double Bedrooms
- Kitchen/Diner
- Well Presented
- Great Rental Potential
- First Floor Apartment
- Tenant In Situ
- Cash Buyers Only Due To Non Standard Construction



#### **Sitting Room**

12' 11" x 11' 1" (3.93m x 3.38m)

Max measurements

#### **Kitchen**

13' 0" x 9' 9" (3.95m x 2.97m)

Max Measurements

#### **Bedroom one**

12' 5" x 10' 11" (3.78m x 3.33m)

#### **Bedroom two**

11' 1" x 10' 6" (3.37m x 3.20m)

Max Measurements

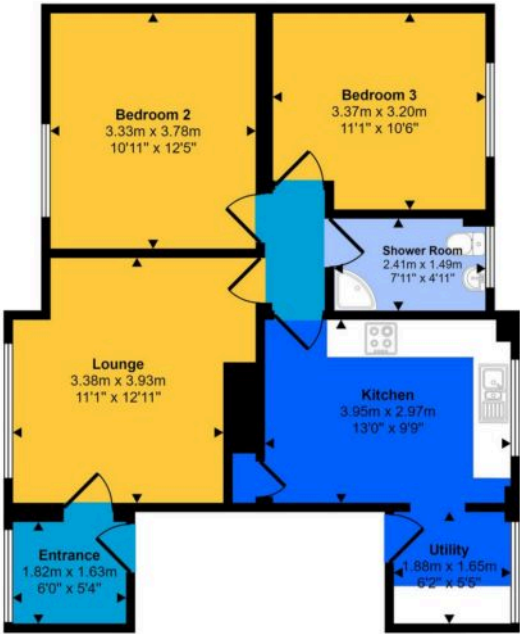
#### **Utility Room**

6' 2" x 5' 5" (1.88m x 1.65m)






Approx Gross Internal Area  
65 sq m / 699 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 