

DIRECT



MOVES



## East Weare Road

, Portland DT5 1ES

- 2 bedrooms, 1 bathroom flat
  - Needs modernisation
- Cash buyers only; Non-standard construction
  - Close to Chesil Beach
  - 28 day exchange required
- Second Floor with Garden
  - Spectacular sea views
- Great investment opportunity
  - Viewing recommended

**£79,000 Leasehold**





### **Communal Entrance**

Intercom system provides access to the communal area which has been recently updated and provides a clean, smart entry to the block and access to our ground floor apartment

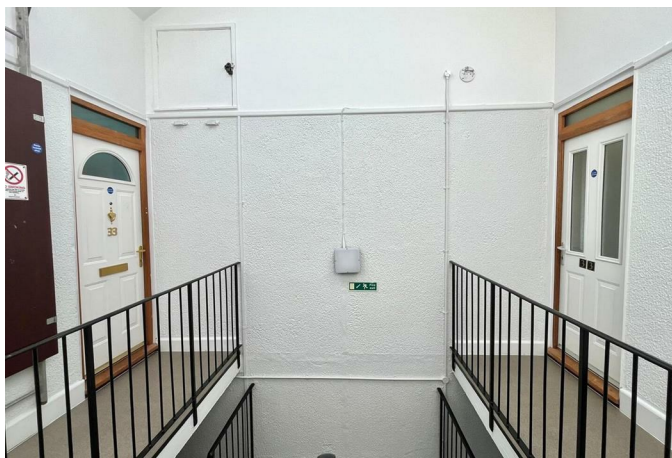
### **Entrance**

This entry hall provides a nice space, potentially for storage with a front aspect window, door opens into...

### **Living Room**

13'0" x 13'0"

Front aspect living room with double UPVC windows.



### **Bedroom One**

12'1" x 10'9"

Front aspect double bedroom with large UPVC window

### **Bedroom Two**

10'9" x 10'2"

Rear aspect double bedroom with views over Portland Harbour.

### **Kitchen**

13'1" x 9'6"

Rear aspect Kitchen with views over Portland Harbour with a range of Eye and base level units, space for white goods.

### **Store**

2'7" x 5'10"

Rear aspect store room with window over harbour and UPVC door to communal areas.

### **Garden**

Private enclosed rear garden

### **Corporate**

This property is a corporate sale, please ask us for a copy of "What to expect from a corporate Sale" document, some features found below:

28 day exchange required

Property sold as seen

limited maintenance documents available

Estate Charge of £20-£150 per year unless otherwise stated inc Freehold

Leasehold Service charges vary

Leaseholds may have additional Sinking Fund fee

Application for external works required

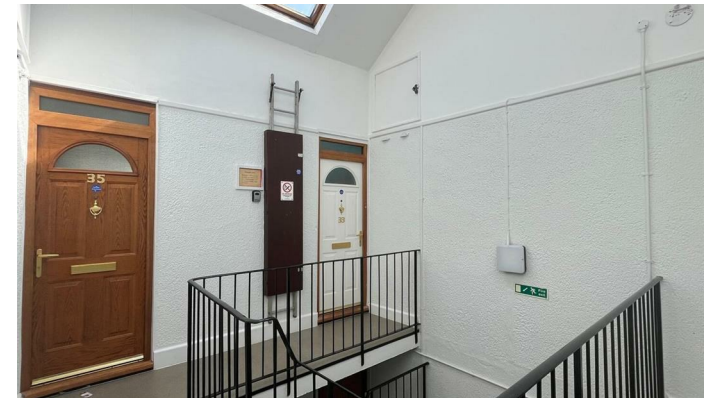
Leaseholds will be new 125 year lease on completion.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Local Authority  
Council Tax Band **A**  
EPC Rating **D**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-orientation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and equipment shown here are not intended and no guarantee as to their availability or efficiency can be given.  
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