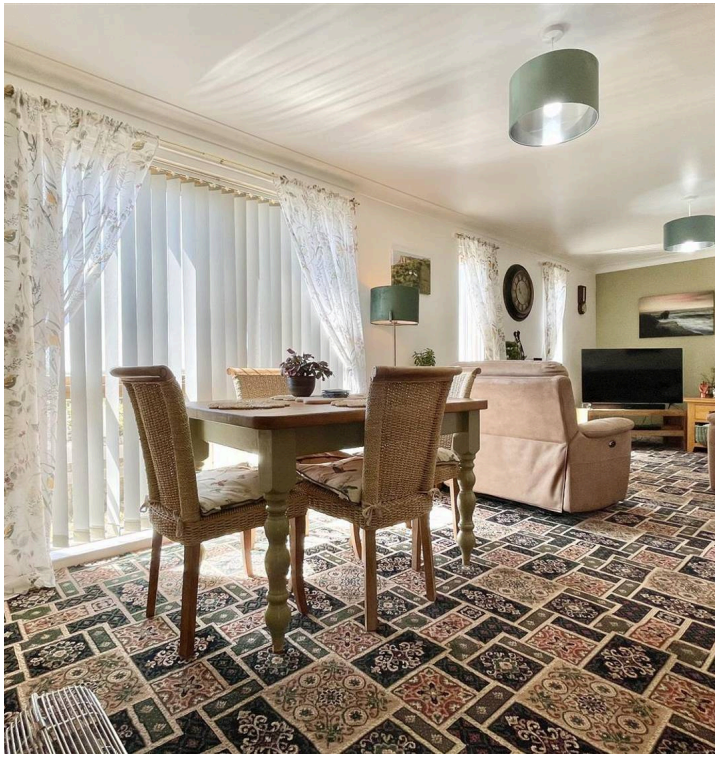
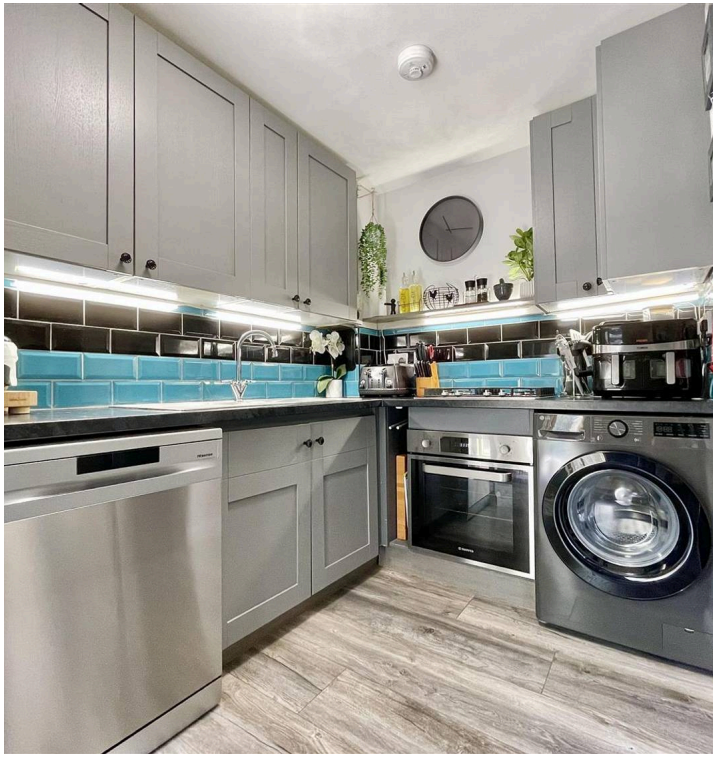


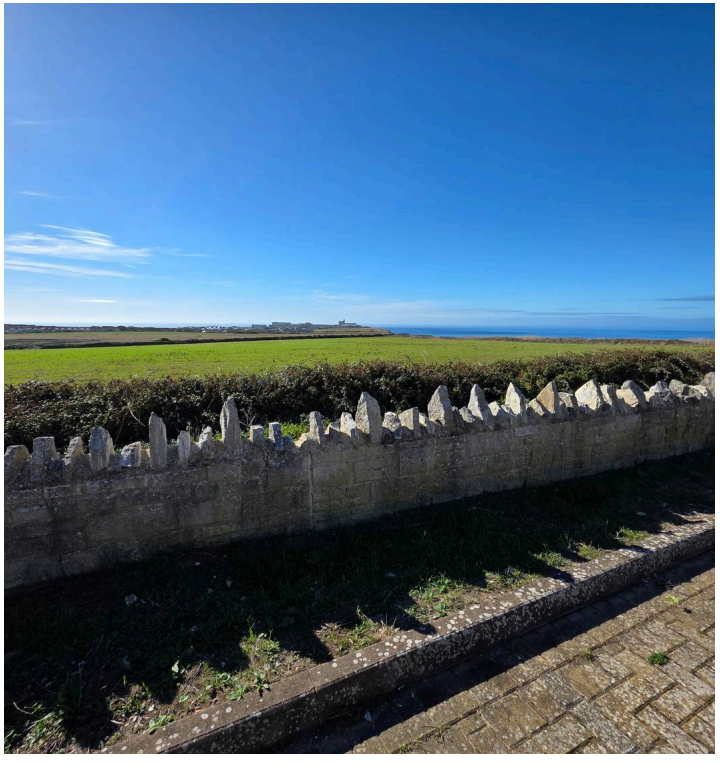
Flat 2, 38 Grangecroft Road, Portland - DT5 2AG

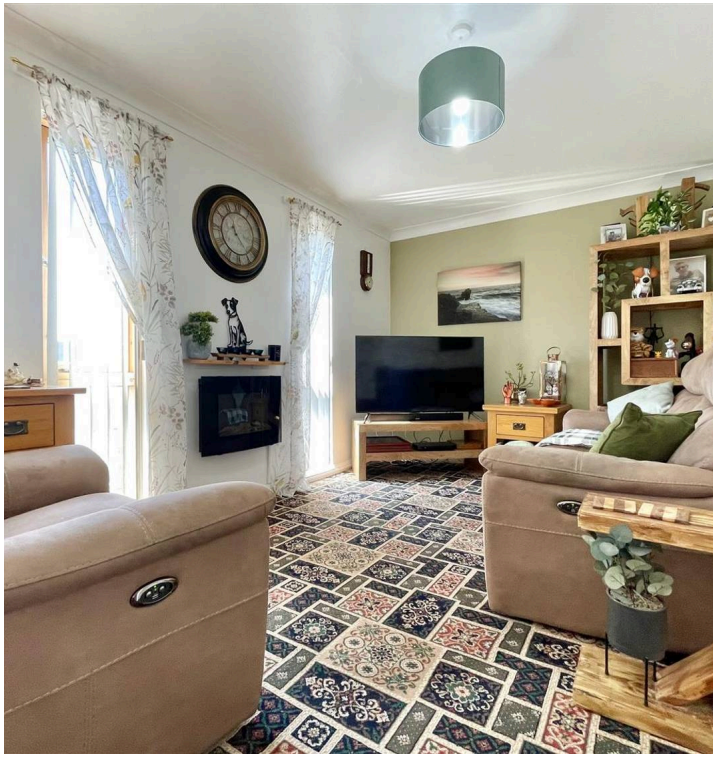
In Excess of **£60,000**

DIRECT MOVES









Flat 2

38 Grangecroft Road, Portland

Beautiful 2-bed ground floor flat with 50% shared ownership, sea and countryside views, modern interiors, communal gardens, parking, and no onward chain. Ideal for first-time buyers.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 50% SHARED OWNERSHIP OPPORTUNITY
- Shared Ownership Rent: £323.40 PCM
- Stunning panoramic sea and countryside outlook
- Two spacious double bedrooms with excellent presentation
- An excellent variety of nearby shops, public houses and dining facilities
- Surrounded by vibrant coastal walks and nearby access to the south west coastal path
- Large enclosed residents gardens with an array of patio areas, lawns and attractive shrubbery
- NO ONWARD CHAIN
- Off-road parking within residents car park
- Walk-in shower with modern fixtures

DIRECT MOVES







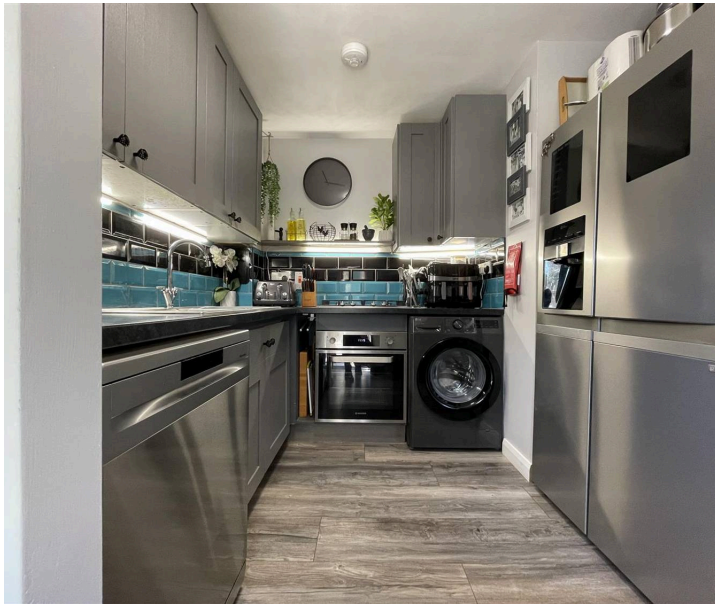
Front of Property
A double glazed communal front door with buzzer system opens into a light filled communal entrance hallway with a upvc front door opening into the property and a further double glazed communal door opening onto the residents garden space.

Entrance hallway
A central entrance hallway with double doors open into a storage cupboard which houses the metres, an entrance buzzer phone is mounted on the wall and doors open into all rooms.

Open plan reception room
23' 0" x 9' 2" (7.00m x 2.80m)
A generously proportioned front aspect reception room with ample space for both a sitting room and dining area. The space features three double glazed floor to ceiling windows and flows seamlessly into the kitchen.

Open plan living room area
The living room space consists of; two front aspect floor to ceiling windows providing picturesque sea and countryside outlook, an electric fireplace creates a pleasant focal point and ceiling coving continues into the dining area...







Open plan dining area
The dining area features a large floor to ceiling, front aspect window enjoying further far reaching sea and countryside views, ceiling coving and an opening into the kitchen.

Kitchen
10' 6" x 8' 2" (3.20m x 2.50m)
A side aspect kitchen with a range of both eye and base level units, with incorporated four ring gas hob with an electric fan oven below, undercounter dishwasher, LG american style fridge freezer with ice/ water dispenser and space for washer dryer under counter. The space is recently refurbished and includes a wall mounted Worcester combination boiler and a stainless steel one and a half bowl sink.

Wet room
7' 10" x 4' 11" (2.40m x 1.50m)
An internal wet room with a handheld electric shower, a hand wash basin with stainless mixer tap and lighting above, a heated towel rail and a low level W/C.

Bedroom
13' 9" x 10' 6" (4.20m x 3.20m)
A rear aspect double bedroom with a floor to ceiling double glazed window looking onto the rear, enclosed residents garden and space for free standing wardrobes.

Bedroom 2
11' 10" x 11' 2" (3.60m x 3.40m)
A rear aspect double bedroom with a double glazed floor to ceiling window and ample space for free standing wardrobes.







COMMUNAL GARDEN

A spacious wall and fence enclosed brick paved courtyard garden with gated side access from the front of the property, a variety of areas laid to lawn, planters, clothes lines and adorning shrubbery throughout the light filled space.

ALLOCATED PARKING

1 Parking Space

DIRECT MOVES

GROUND FLOOR



PORTLAND

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 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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DIRECT MOVES



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Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. Fixtures & Appliances No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly