



Instinct Guides You



## Blindmere Road, Portland £145,000

- No Onward Chain
- Well Presented Throughout
- Ground Floor Apartment
- Share Of Freehold
- Close To Beautiful Coastal/Cliff Top Walks
- Communal Parking In Front Of Block
- Modern Kitchen & Bathroom
- Purpose Built Block
- Well Proportioned Throughout
- Two Double Bedrooms



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Beautifully renovated and ready to move straight into, this light and spacious ground floor apartment offers two double bedrooms, a stylish contemporary finish and generous living spaces. Well presented throughout this property i just mmoments away from beautiful coastal and dramatic cliff top walks.

### The Living Spaces

At the heart of the home is a bright and airy modern kitchen featuring ample modern cabinetry, classic white subway tiles and ample workspace. The room is alrge enough for a small dining table and overlooks the communal lawn offering a pleasnt outlook. The generous sitting room is bathed in natural light from a large window, offering a versatile space perfect for both relaxation and entertaining.

### Bedrooms & Bathroom

The property boasts two well-proportioned double bedrooms, both offering ample space for furnishings. Bedroom two enjoys a built in wardrobe with bedroom one enjoyign two large windows that retain the bright and airy theme. The bathroom compirses a bath with shower over, hand basin and W.C set against contemporary tiling and panneling.

### Outside & Practicalities

Externally, the apartment benefits from a private, lockable storage shed—ideal for bikes and outdoor gear—alongside ample on-road parking in the immediate area.

**Kitchen 13'3" x 10'2" (4.04 x 3.10)**

**Living Room 14'1" x 11'0" (4.31 x 3.37)**

**Bedroom One 16'4" x 9'0" (5.00 x 2.75)**

**Bedroom Two 12'3" max x 9'0" (3.75 max x 2.75)**

**Bathroom 8'7" x 6'11" (2.64 x 2.12)**

### Lease & Maintenance Information

The vendor informs us the property has a 1/12th share of freehold and a remaining lease length of 85 years, the service charge is £85pcm, pets may be permitted by acceptance of the management company however holiday lets are forbidden.

We reccomend these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.