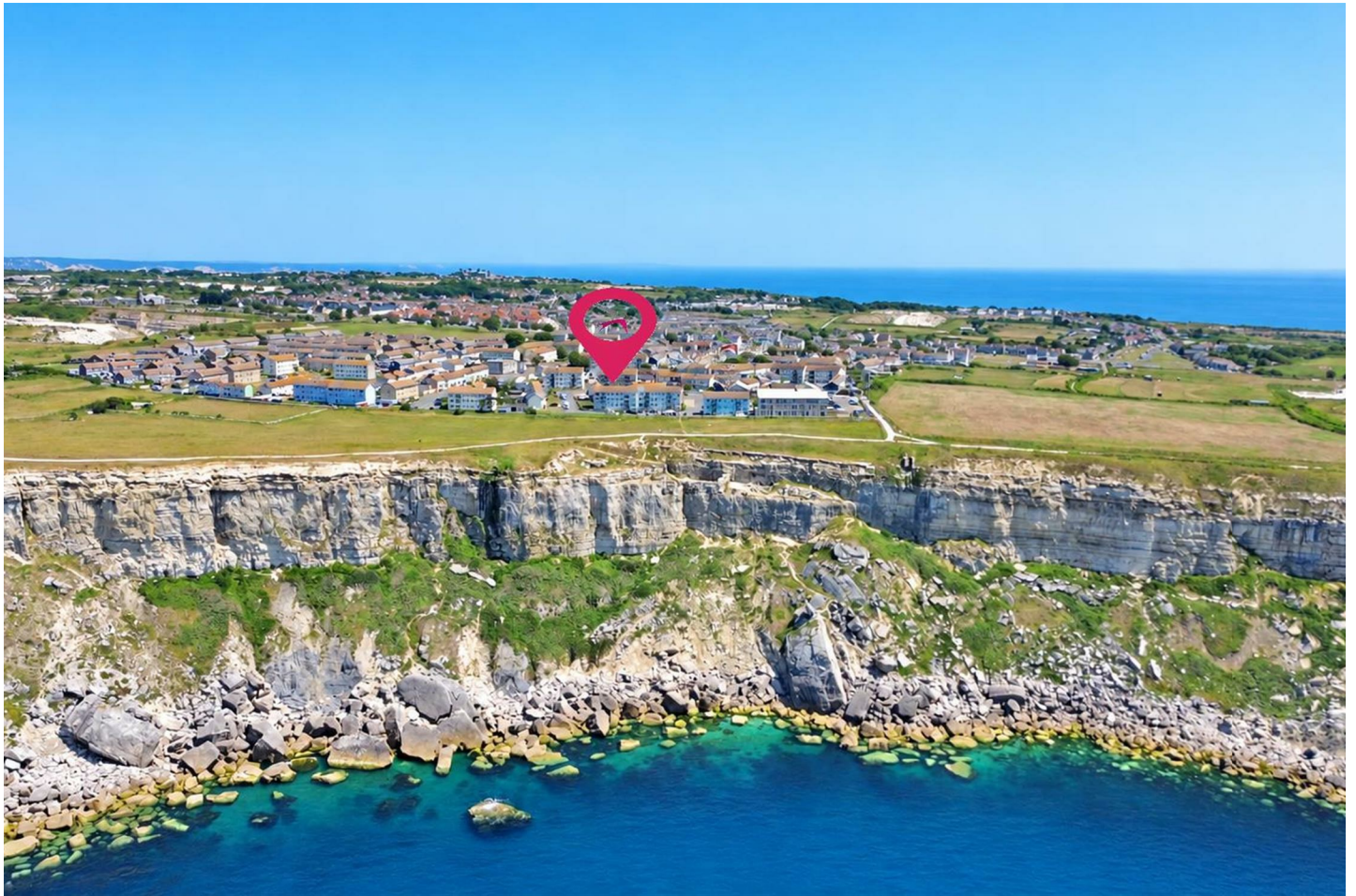




Instinct Guides You



Martinscroft Road, Portland Offers In Excess Of £130,000

- Beautiful Sea Views
- Balcony With Far Reaching
- Two Bedroom Top Floor Apartment
- Close To Coastal Walks
- Long Lease 160 Years
- Kitchen/Breakfast Room



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Situated on Portland, this two double bedroom second floor apartment enjoys impressive far reaching sea views across the surrounding coastline, with the added benefit of a private balcony providing an ideal spot to appreciate the outlook. The property offers well proportioned accommodation comprising a spacious lounge, separate kitchen/breakfast room, two bedrooms and a bathroom. Positioned within easy reach of Portland's spectacular coastal walks and natural scenery, the apartment provides an excellent opportunity for those seeking a permanent residence or coastal retreat.

The accommodation is accessed via the entrance door into a central hallway, which provides access to the principal rooms.

The lounge is a particularly generous room, with a large window enjoying stunning views across the coastline and out to sea, creating a bright and airy living space with ample room for comfortable seating.

The kitchen/breakfast room is fitted with a range of wall and base units, work surfaces and space for appliances, together with a breakfast bar providing an informal dining area. A door leads out onto a small balcony, where the elevated position allows for far reaching views across the surrounding landscape and sea beyond.

Both bedrooms are comfortable double rooms, each benefiting from built-in storage. Bedroom one provides a generous space for bedroom furniture, while bedroom two offers further versatile accommodation, ideal for family members, guests or those requiring a home office.

The bathroom is fitted with a suite comprising a bath with shower over, wash hand basin and WC.

The combination of generous accommodation, private balcony and impressive coastal views makes this apartment an appealing opportunity to enjoy the unique surroundings of Portland



Room Dimensions

Lounge 14'3" x 10'9" (4.35 x 3.29)

Kitchen/Breakfast 13'5" x 10'3" (4.11 x 3.14)

Bedroom One 14'4" x 9'7" (4.37 x 2.93)

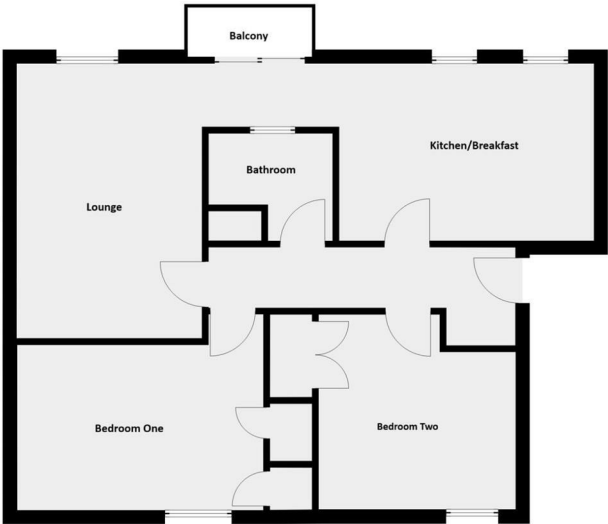
Bedroom Two 10'7" x 10'5" (3.24 x 3.19)

Lease & Maintenance Information

The vendor informs us that the property has a remaining lease of approximately 160 years with a service charge of approximately £100 per month, letting and pets are permitted.



We recommend these details are checked by a solicitor before incurring any 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.