



Instinct Guides You



Foylebank Way, Portland £150,000

- Allocated Car Port
- Over 55's Retirement Apartment
- No Onward Chain
- Bus Route Nearby
- Sea Views From Elegant Communal Gardens
- Outdoor Courtyard Space
- Fully Furnished



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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.

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Situated moments from Portland Harbour, with SEA VIEWS from the mature communal gardens, this over 55's retirement apartment is offered for sale with NO ONWARD CHAIN and benefits from a CAR PORT, modern kitchen and bathroom.

The generous entrance hall provides ample space for storage and access to all principal rooms, including the spacious lounge/dining room, kitchen, two bedrooms and bathroom.

The substantial lounge/dining room spans the full length of the apartment, providing plenty of space for both comfortable seating and a dining table, making it ideal for everyday living and entertaining.

The modern kitchen is fitted with a range of matching wall and base units with complementary work surfaces. It features a range-style oven with an extractor hood, space for a fridge/freezer and a good selection of storage cupboards.

Bedroom One is a well-proportioned double room with ample space for a double bed and a range of bedroom furniture. It also benefits from direct access to the bathroom. Bedroom Two is another good-sized double bedroom and features a range of fitted wardrobes, providing excellent storage.

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

Externally, the property benefits from mature communal gardens to the front, a communal courtyard to the rear and an allocated CAR PORT. Convenient bus routes are nearby, and the development offers an excellent range of facilities, including a café, residents' lounge, laundry room and guest suite for residents and their visitors to enjoy.



Lounge 22'2" > 11'0" x 12'11" > 9'4" (6.77 > 3.36 x 3.94 > 2.85)

Kitchen 9'6" x 7'11" (2.92 x 2.43)

Bedroom One 12'11" x 11'1" (3.96 x 3.4)

Bedroom Two 8'11" x 8'11" (2.73 x 2.73)

Bathroom 8'11" x 7'3" (2.72 x 2.22)

Lease & Maintenance Information

The vendor informs us that the property has a 125 Year lease which commenced in 2006, and a monthly service charge of £352.82 with a support charge of £18.87 a month which is reviewed yearly, pets are permitted upon request.

Please ensure these details are verified by your solicitor before incurring any further costs.



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