



Instinct Guides You



Weston Street, Portland, DT5 2DF £115,000

- No Onward Chain
- Some Sea Views
- Two Bedrooms
- Spacious Living Accommodation
- New Lease Upon Purchase
- Outside Storage
- Close To Shops At Weston
- On A Bus Route



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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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SOLD STC.

Offered with no onward chain, this two-bedroom apartment offers views towards the sea and green spaces and will be gifted a 125 year lease upon completion.

At the heart of the home is the generous lounge, offering versatile layout options and a sunny southerly aspect, which beautifully illuminates the space as well as views towards the sea. Adjacent is the kitchen, fitted with a range of units and providing space for white goods, also benefiting from the same bright southerly aspect. Additionally, a hallway cupboard offers practical storage.

The bathroom is centrally located and features a bath with a shower overhead, a hand basin, and a WC, all set against stylish contemporary finish.

Two bedrooms complete the accommodation: Bedroom one, a well-proportioned double, and Bedroom two, a spacious single.

The home sits along a peaceful road with nearby horse fields and views towards the sea encompassing Portland.

Room Dimensions

Living Room 16'0" x 9'10" (4.90m x 3.00m)

Kitchen 9'5" x 8'4" (2.89m x 2.56m)

Bedroom One 10'3" x 8'3" (3.14m x 2.52m)

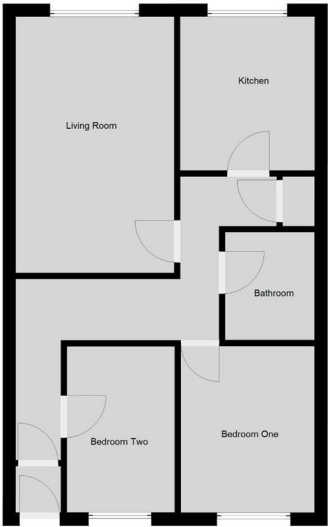
Bedroom Two 10'3" x 6'8" (3.14m x 2.04m)

Bathroom 6'8" x 5'3" (2.04m x 1.61m)

Lease and Maintenance Information

The vendor informs us the property will be purchased with a new 125 year lease, the ground rent will be a peppercorn charge & the service charge is approximately £512pa.

We recommend 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 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.