



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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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 a modern 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)**

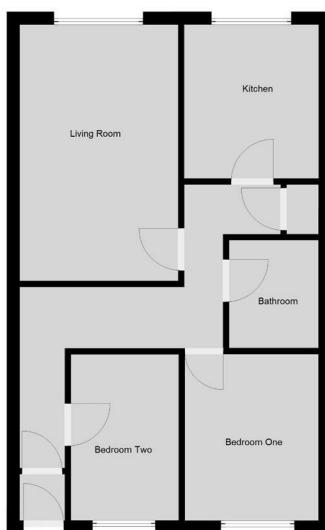
**Bedroom Two 10'3" x 6'8" (3.14m x 2.04m)**

**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	78	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			