Instinct Guides You



Montrose Close, Portland
Asking Price £155,000

- No Onward Chain
- Two Double Bedrooms
- Allocated Parking
- Modern Kitchen & Bathroom
- Open-Plan Style Living Space
- Attractive Communal Garden
- Close To Amenities, Bus Route & Easton Square
- Modern Communal Areas
- Long Lease 988 Years Reaining
- Share Of Freehold







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

The Property Ombudsman

Situated within easy reach of Easton Square and its range of local amenities, this TWO DOUBLE BEDROOM first floor APARTMENT offers well-proportioned accommodation, an ALLOCATED PARKING SPACE and a contemporary kitchen opening into the main living space. The property is offered with NO ONWARD CHAIN.

A communal entrance leads to the first floor, where the apartment is arranged around a central hallway which provides access to the principal rooms.

The kitchen is positioned at the front of the property and has been fitted with a good selection of fitted cabinetry, complemented by ample work surfaces and some far reaching views. There is a good amount of storage and preparation space, together with integrated cooking appliances and provision for further appliances. A window overlooking the frontage frames a distant sea view.

The adjoining living/dining room forms the heart of the apartment and provides a generous area for both comfortable seating and a dining table. The open-style arrangement creates a good sense of space and makes this a versatile room for everyday living or entertaining.

Both bedrooms are accessed from the hallway and are well-proportioned doubles. The principal bedroom provides comfortable accommodation, while the second bedroom offers flexibility and could also be used as a guest bedroom, study or home office.

The bathroom is conveniently located from the hallway and completes the main accommodation and comprises a bath, hand basin and W.C set against decorative tiling. There are also areas of restricted head height which provide useful additional storage.

Outside, residents have access to a communal garden, incorporating areas of lawn, seating and established planting creating a pleasant shared outdoor space.

The apartment also benefits from an a allocated parking space to the front.

Kitchen 12'2" x 7'1" max (3.72 x 2.18 max)

Lounge/Diner 16'8" x 15'3" max (5.09 x 4.65 max)

Bathroom 8'9" x 4'6" (2.69 x 1.39)

Bedroom One 12'1" x 11'5" (3.69 x 3.48)

Bedroom Two 10'5" x 9'7" (3.19 x 2.94)

Lease & Maintanance Information

The vendor informs us the property has a 1/6th share of the freehold with a remaining lease of 988 years, there is a monthly service charge of £70, pets are permitted however holiday lets are forbidden.

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





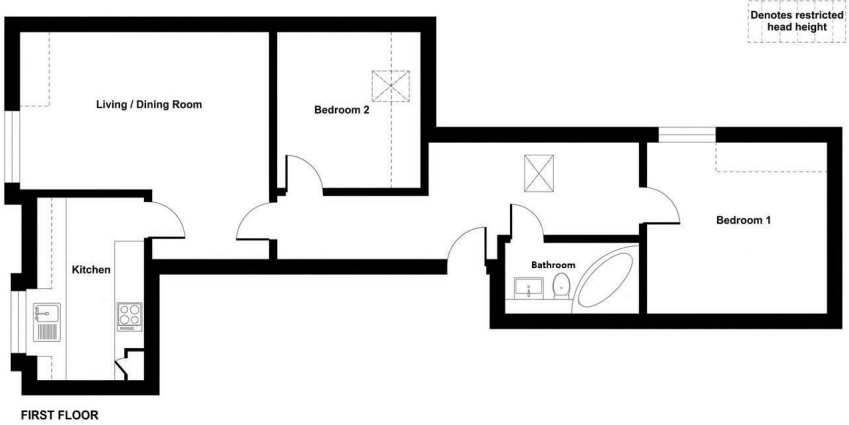




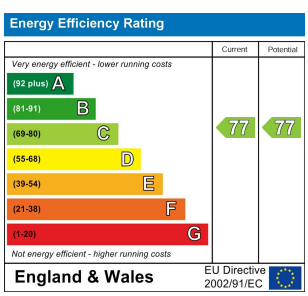
Montrose Close, Portland, DT5

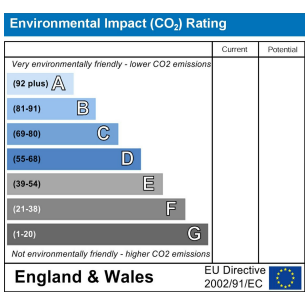
Approximate Area = 672 sq ft / 62.4 sq m
Limited Use Area(s) = 81 sq ft / 7.5 sq m
Total = 753 sq ft / 69.9 sq m
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR





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.