



Ayton Drive, Portland, DT5 1DT
Asking Price Of £165,000 Leasehold



- ELEVATED SEA VIEWS
- PRIVATE BALCONY
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SPACIOUS UPPER-FLOOR APARTMENT
- ALLOCATED PARKING
- GENEROUS LIVING ACCOMMODATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SEA VIEWS, PRIVATE BALCONY AND AN ELEVATED POSITION are just some of the features that help set this spacious two-bedroom apartment apart within the popular Atlantic House development.

Positioned on an upper floor, the apartment benefits from an attractive elevated outlook and offers generously proportioned accommodation comprising two double bedrooms, two bathrooms and a spacious living area, making it equally well suited to those looking for a permanent home, coastal base or investment opportunity.

One of the property's standout features is the private balcony, providing valuable outside space from which to enjoy the outlook, while the apartment's elevated position allows it to take advantage of views towards the sea and surrounding coastline.

Internally, the accommodation offers a practical layout with a well-proportioned living space providing plenty of room for both relaxing and dining. The kitchen is

conveniently positioned alongside the principal living accommodation.

There are two genuine double bedrooms, giving the property considerably more flexibility than a typical apartment. The principal bedroom is complemented by its own bathroom facilities, while the second bathroom makes the property particularly practical for couples, guests or sharers.

Outside, the property further benefits from allocated parking, an important consideration in this part of Portland.

Residents of Atlantic House also have the benefit of the development's communal leisure facilities, adding another dimension to the lifestyle offered by the apartment.

The location is particularly convenient for anyone looking to make the most of Portland's coastline. Portland Marina and the Weymouth & Portland

National Sailing Academy are within easy reach, while Chesil Beach and the island's numerous coastal walks and recreational opportunities are also nearby.

For buyers comparing apartments within Atlantic House, we believe the combination of its upper-floor position, sea views, private balcony, two double bedrooms, two bathrooms and allocated parking makes this particular property well worth viewing.

Viewing is strongly recommended to appreciate the accommodation, outlook and position on offer.

LOUNGE/DINING ROOM 13' 04" x 9' 11" (4.06m x 3.02m)

FITTED KITCHEN 13' 04" x 10' 04" (4.06m x 3.15m)

MASTER BEDROOM 13' 04" x 9' 11" (4.06m x 3.02m)

ENSUITE 7' 01" x 4' 06" (2.16m x 1.37m)



BEDROOM TWO 9' 10" x 9' 01" (3m x 2.77m)

BATHROOM 9' 01" x 5' 5" (2.77m x 1.65m)

BALCONY

ALLOCATED PARKING

LEASEHOLD INFO We have been informed by the current owners of the following property information. We would advise that all information is checked via a legal representative.

Lease Length 200 year lease which commenced in 2006.

Ground Rent £500 per annum

Service Charge £2000 per annum.

Tax Band D

Please note that all measurements quoted are approximate and for guidance only. The fixtures, fittings and appliances have not been tested by us and therefore we can give no guarantee that they are in working order. We advise you to contact the local authority for the details of the council tax applicable. Photographs are reproduced for general information only and it therefore cannot be inferred that all or any items shown are included







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