



Flat 21

Beresford House | 15, Liberty Road | Portland | DT5 1FS

£132,000

BEAUMONT  JONES

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Moments from Portland Marina and enjoying subsequent coastal views is this beautiful top floor modern apartment. Spacious throughout, the home enjoys an open plan living space and a vast double bedroom as well as off road parking for one car. The block, converted in 2019, retains spacious communal greens and unique characterful features, blending historic charm and contemporary convenience. We present this lovely home with no onward chain.

- Spacious Second Floor Apartment
- 75% Shared Ownership
- No Onward Chain
- Spacious Communal Greens
- Moments From Castletown Beach
- Sea Views of Portland Marina
- Off Road Parking
- Well Presented Throughout
- Open Plan Living
- Amenities Nearby

Full Description

The apartment sits atop a striking converted building, moments from Portland Marina with an imposing frontage overlooking the sea and a pleasant communal green space. There is an entrance to both the east and west of the block with the parking space for this home sitting conveniently adjacent to the east entrance.

An intercom system and secure door allow access to the communal hallway, with post boxes immediately inside. Stairs rise to all floors with the second floor hosting the flat.



A spacious modern apartment moments from Portland Marina with far reaching coastal views.



Inside, the hallway offers a useful space for coats and shoes with access to all rooms.

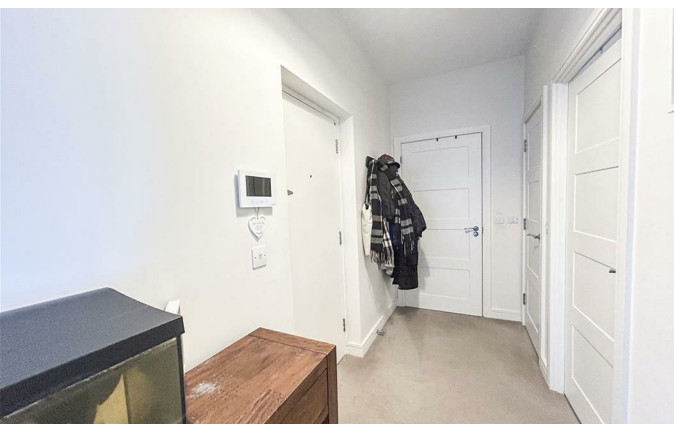
To the right, the large open plan living space forms a key feature of the home. Excellent proportions and two large windows with striking outlook combine to promote contemporary living. Ample room for sofa and dining space sit within a carpeted square with kitchen wrapping round behind. The kitchen is finished in sleek grey units with wood counter tops offering preparation space in abundance. The space enjoys an integrated washer/dryer to one side and oven/hob to the other as well as fridge/freezer to the end. The space enjoys high ceilings and coastal views which add to the charm of the space as well as promoting natural light.

Adjacent, the bedroom is uniquely laid out with vast floor space. The initial space is excellent for a double bed and storage whilst an additional section provides a utilisable study or storage space. Similar views over Portland Marina can be found via either of the two bedroom windows.

The family bathroom, to the end of the hall, retains bath with overhead shower, toilet and basin and is finished in a contemporary style. A large storage cupboard in the hall completes the accommodation.

Converted from an older building, the block enjoys two communal greens. The first communal space is within the block, completely surrounded by the building itself and allows a more intimate, quieter setting. The other green is to the front of the block, a really pleasant open space moments from Castletown Beach and Portland Castle.

There a vast range of amenities nearby, not limited to Osprey Leisure Centre & Gym, Castletown Stores and Portland Castle. The location is convenient also to Castletown Beach,



mere steps away.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band A.

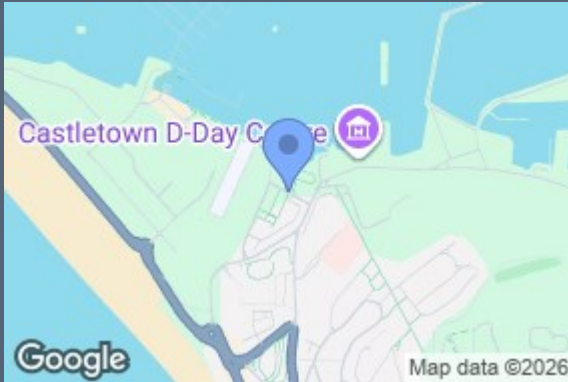
Services: - Mains electric & drainage.

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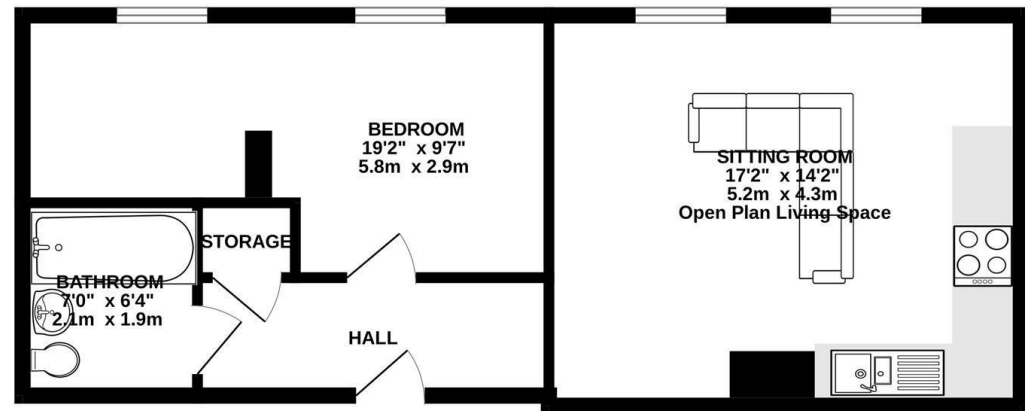


The home retains off road parking and vast communal greens. Well presented throughout with open plan living.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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