Instinct Guides You



Woolcombe Road, Portland
£125,000

- Ground Floor Apartment
- Two Double Bedrooms
- Well Presented
- Communal Garden
- Close To Amenities
- Kitchen Breakfast Room







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The Property Ombudsman

Situated in Weston on the Isle of Portland, this well presented ground floor apartment offers spacious accommodation with two double bedrooms, a generous kitchen/breakfast room and access to communal gardens. The property is conveniently positioned for local amenities, while Portland's spectacular coastline, countryside and scenic walking routes are all within easy reach, including the popular Church Ope Cove.

The accommodation is approached via an entrance hall which provides access to the principal rooms. The kitchen/breakfast room is a generous space, fitted with a range of contemporary units and work surfaces with ample room for a dining table, creating a practical everyday dining area.

The lounge provides a comfortable main reception room with a large window allowing plenty of natural light and space for a range of seating and furniture.

There are two double bedrooms, both offering good proportions and flexibility for bedroom furniture. The bathroom is fitted with a modern suite including a bath with shower over, wash hand basin and WC.

A useful lobby is positioned alongside the bathroom and kitchen/breakfast room, providing additional storage area within the apartment.

Outside, Carless Court is set within communal grounds with areas of lawn and established planting, providing valuable outside space for residents.









Room Dimensions

Lounge 14'2" x 10'11" (4.32 x 3.35)

Kitchen/Breakfast Room 13'5" x 9'8" (4.09 x 2.95)

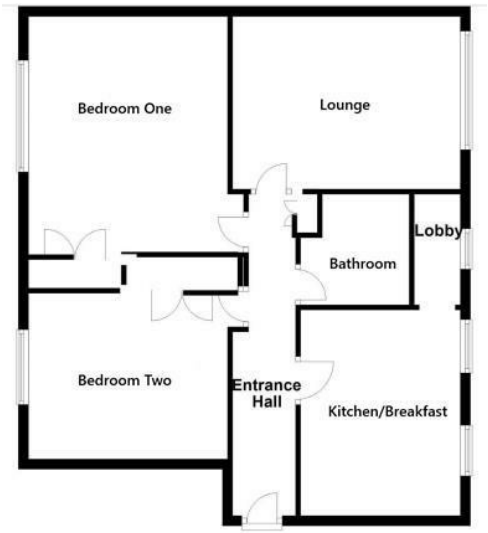
Bedroom One 14'4" x 8'11" (4.39 x 2.72)

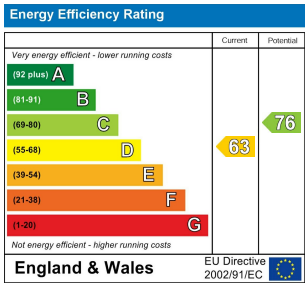
Bedroom Two 10'4" x 9'3" (3.15 x 2.82)

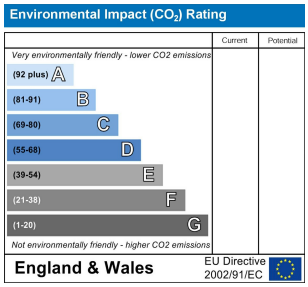
Lease & Maintenance Information

The vendors inform us that there is a 125 year lease with approximately 93 years remaining, service charge is approximately £2000 per annum, Ground Rent is £10 p.a,

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







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.