Instinct Guides You

Montrose Close, Portland
£160,000

- 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

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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

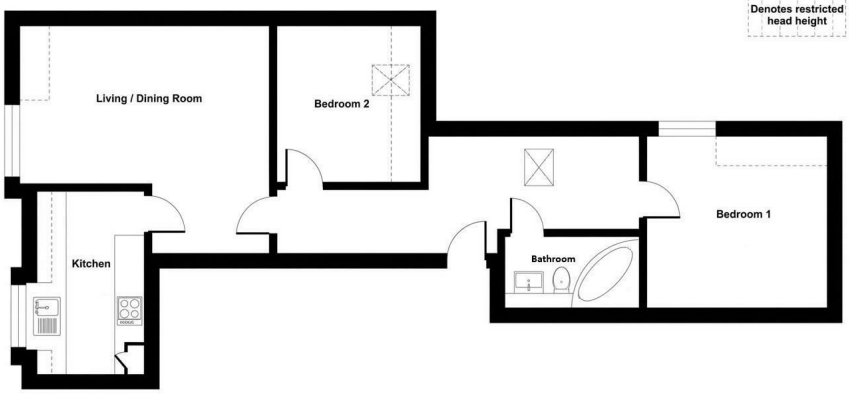
The vendor informs us the property has a 1/6th share of the freehold with a remaining lease of 988 years, there is a monthly service charge of £70, pets are permitted however holiday lets are forbidden.

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

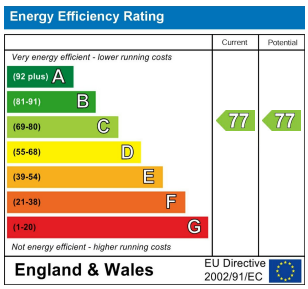
Montrose Close, Portland, DT5

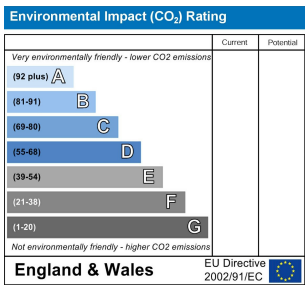
Approximate Area = 672 sq ft / 62.4 sq m
Limited Use Area(s) = 81 sq ft / 7.5 sq m
Total = 753 sq ft / 69.9 sq m
For identification only - Not to scale

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.