

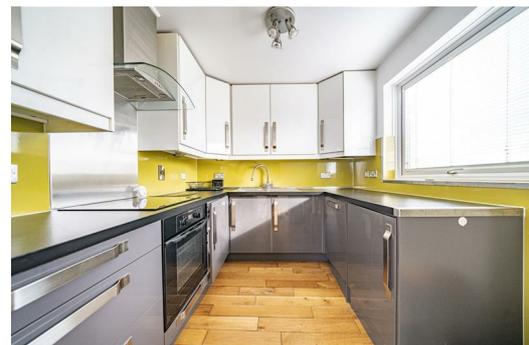


Instinct Guides You



## Verne Common Road, Portland, DT5 1EH £172,500

- Beautiful Sea Views
- Communal Garden
- Allocated Parking
- Two Bedrooms
- No Onward Chain
- Moments From Portland Harbour
- Ground Floor Apartment
- On A Bus Route



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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.

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Positioned on the corner of Castle Road on Portland, this well presented two-bedroom ground floor apartment offers exceptional sea views, parking and use of a well-maintained communal garden with direct access from the apartment. Located within the Avalanche Court building, the property provides spacious and stylish living with a modern kitchen and bathroom, bright interiors and a superb outlook across the coastline.

The entrance opens into a central hallway that provides access to all principal rooms. At the rear of the apartment, the generously sized lounge and dining area enjoys panoramic views out to sea through wide windows, allowing natural light to flood the space. Finished with wood style flooring and neutral décor, this room offers a relaxed and airy setting ideal for everyday living and entertaining with double doors out to the garden,

Adjacent to the lounge, the kitchen features a smart modern finish with gloss-fronted cabinets, granite-effect worktops and integrated appliances. A side window provides a pleasant outlook and good ventilation, while the layout offers ample preparation space and storage.

The apartment includes two bedrooms, both of which are well-proportioned. Bedroom One is a spacious double positioned at the rear with sea views, while Bedroom Two is currently used as a home office or guest room, with flexibility for various uses.

The bathroom is fitted with a contemporary suite comprising a bath with overhead shower, vanity basin unit and WC, finished with stylish tiling and a large window bringing in natural light.

Externally, the property benefits from allocated parking directly outside the building and access to a communal garden area, ideal for enjoying the views or outdoor relaxation. The grounds are attractively maintained and the coastal position offers an enviable lifestyle opportunity, just a short distance from coastal paths, Portland Harbour and local amenities.

**Lounge/Diner 17'3" x 10'7" (5.27 x 3.25)**

**Kitchen 8'5" x 7'8" (2.59 x 2.35)**

**Bedroom One 11'6" x 10'8" (3.51 x 3.26)**

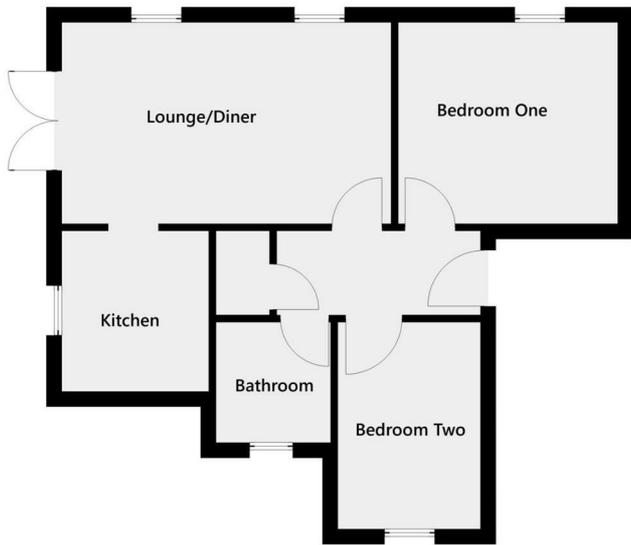
**Bedroom Two 10'11" x 7'5" (3.34 x 2.28)**

#### **Lease & Maintenance Information**

The vendor informs us that there is a 990 year lease which commenced in 1990, service charge is approximately £300 per annum which includes the buildings insurance, no pets are allowed, letting on a shorthold tenancy basis is permitted.

Please ensure all details are verified by your solicitor before incurring further costs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	75	75
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	