



Instinct Guides You



## East Weare Road, Portland £115,000

- Spacious Two Bedroom Apartment
- Balcony & Far Reaching Views
- No Onward Chain
- Generous Living Room
- Purpose Built Apartment
- Coastal Walks Near By
- Communal Gardens
- Close To 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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A spacious two double bedroom second-floor apartment enjoying far-reaching views over Portland Harbour and the sea, complete with a private balcony and communal gardens, set within the sought-after East Weare area of Portland.

The property opens into a generous hallway with useful storage and access to all rooms. Positioned to the front, the bright lounge/diner offers ample space for both seating and dining, complemented by a feature wall and fireplace.

The well-proportioned kitchen provides plentiful wall and base units, space for appliances, and direct access onto the balcony — perfect for taking in the coastal outlook.

Both double bedrooms sit to the rear of the apartment, each benefitting from sea views, built-in wardrobes/storage, and space for additional furniture. The modernised bathroom includes a panelled bath with shower over, while the WC is separate.

Externally, the property enjoys lawned communal gardens, enclosed by fencing and featuring a designated drying area.

## Room Dimensions

Lounge 16'6" x 12'6" (5.05 x 3.82)

Kitchen 12'7" x 9'1" (3.85 x 2.77)

Bedroom One 13'8" x 11'7" (4.19 x 3.55)

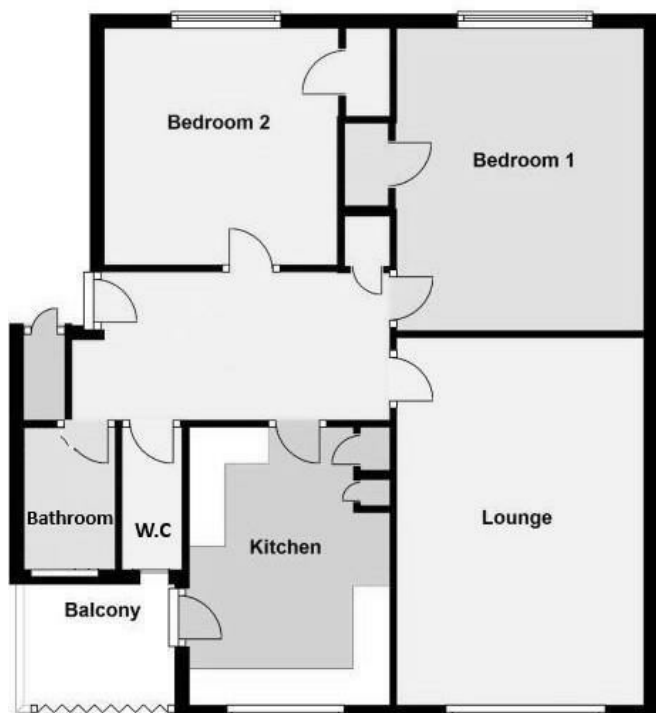
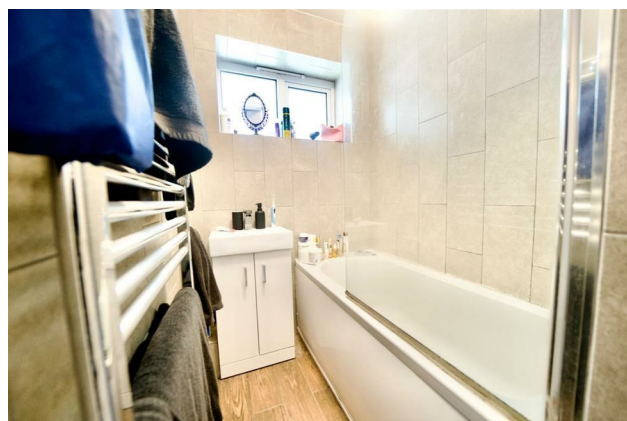
Bedroom Two 11'2" x 10'7" (3.42 x 3.24)

Bathroom 9'5" x 5'0" (2.89 x 1.54)

## Lease & Maintenance

The vendor informs us the property has a remaining lease of 100 years with a £10 per yearly ground rent, the service charge is approx £121pcm, pets may be allowed upon request however holiday letting is forbidden.

We recommend these details are verified with a solicitor before incurring costs.



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

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.