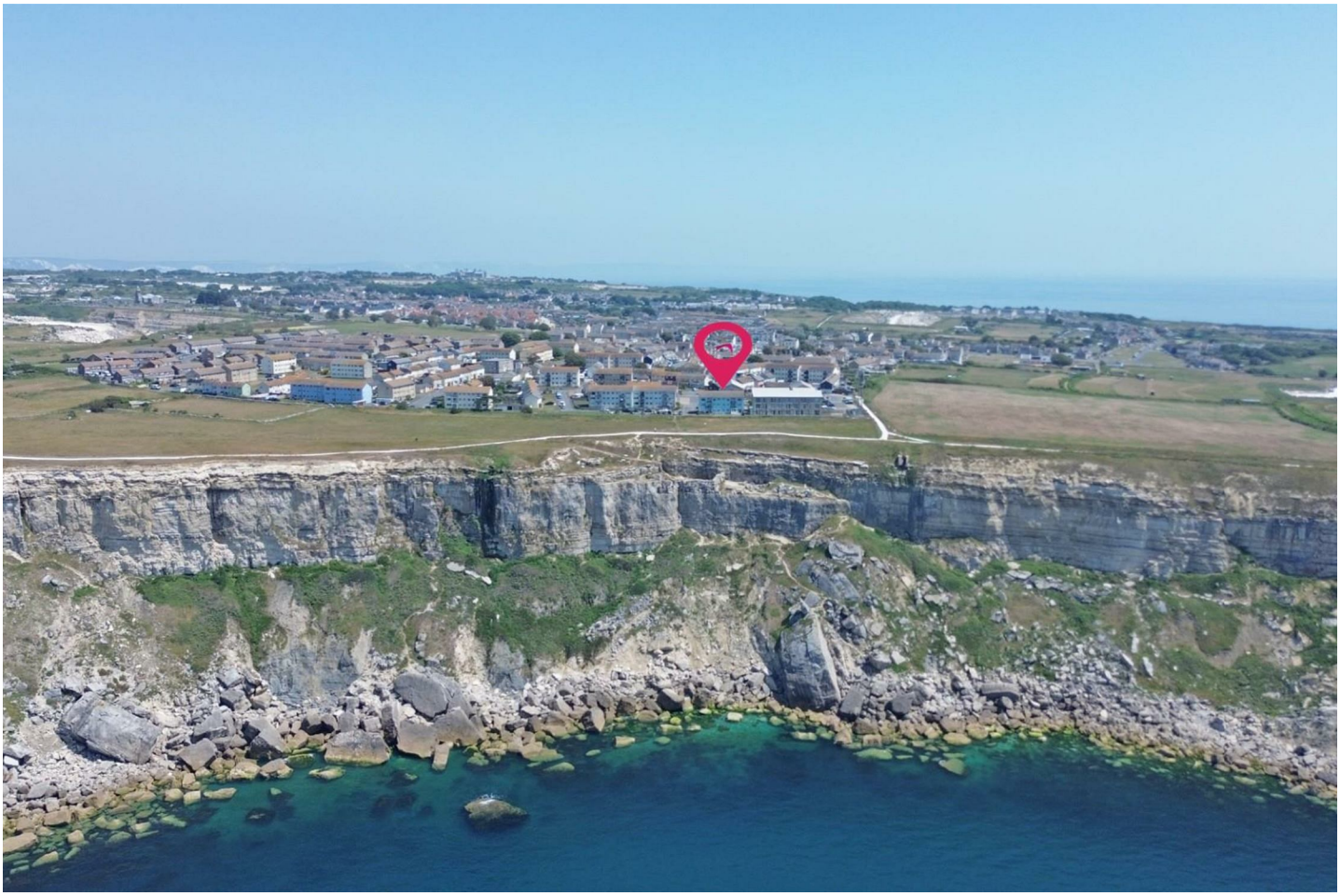
Instinct Guides You



Martinscroft Road, Portland
Offers In Excess Of £130,000

- No Onward Chain
- Ground Floor
- Sea Views
- Opening Onto Communal Garden
- Two Double Bedrooms
- 999 Year Lease
- Coastal Position
- Kitchen/Breakfast Room







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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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The Property Ombudsman

Cornwell Court is a purpose built apartment block occupying a coastal position on Portland, enjoying some far reaching sea views and offered for sale with no onward chain. This spacious ground floor apartment features two double bedrooms, a generous lounge, kitchen/breakfast room, sun room and modern shower room. Conveniently situated close to local amenities, coastal walks and transport links, the property presents an excellent opportunity for those seeking a seaside home, investment or downsize.

The apartment is accessed via a communal entrance with a private front door opening into a central hallway providing access to all principal rooms and useful storage cupboards.

The lounge is a particularly bright and spacious reception room with a large window drawing in natural light and offering ample space for both seating and additional furnishings benefiting sea views. The kitchen/breakfast room is fitted with a range of wall and base units with work surfaces over and provides space for dining, creating a practical everyday living space.

Positioned to the rear, the sun room is a useful additional space, ideal for relaxing whilst enjoying views towards the sea. A door provides access outside, further enhancing the connection to the property's coastal surroundings. The modern shower room is fitted with a walk in shower, wash hand basin and WC

Both bedrooms are well proportioned doubles with bedroom one benefitting from fitted wardrobes. The accommodation is completed by the spacious hallway which enhances the overall sense of space throughout the apartment.

Externally, the property enjoys communal grounds and a superb coastal outlook. Portland offers a range of amenities including shops, supermarkets, schools and leisure facilities, whilst the dramatic coastline, sailing academy and nearby Chesil Beach make this a highly desirable location on the Jurassic Coast.

Room Dimensions

Lounge 14'5" x 10'9" (4.4m x 3.30m)

Kitchen/Breakfast Room 13'1" x 10'2" (4m x 3.1m)

Bedroom One 14'5" x 8'10" (4.4m x 2.7m)

Bedroom Two 10'5" x 10'2" (3.2m x 3.1m)

Lease & Maintenance Information

The vendor informs us that the property own a 1/6th share of the freehold with a 999 year lease which commenced in 1987, service charge is approximately £100 per month, letting and pets are permitted.

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

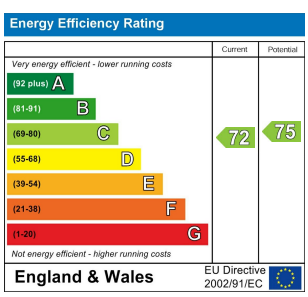


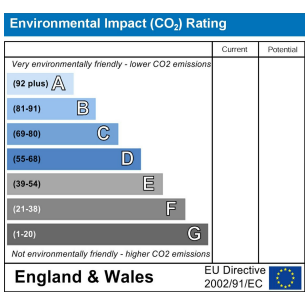












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