



Flat 2, 38 Grangecroft Road, Portland – DT5 2AG

In Excess of **£70,000**



Flat 2

38 Grangecroft Road, Portland

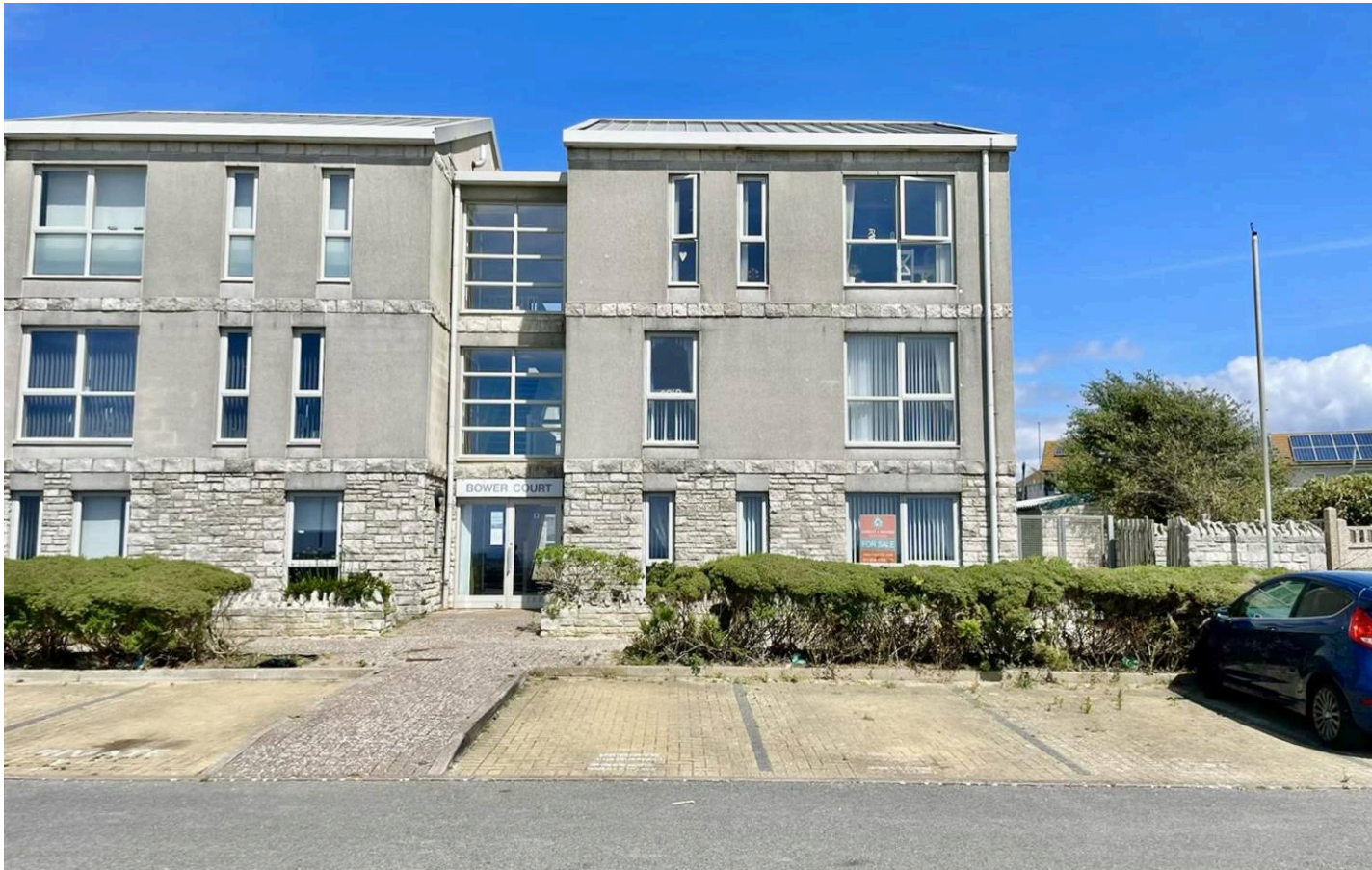
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 50% SHARED OWNERSHIP OPPORTUNITY
- Stunning panoramic sea and countryside outlook
- Two spacious double bedrooms with excellent presentation
- Generous open plan reception room with three floor to ceiling windows enjoying sea views
- An excellent variety of nearby shops, public houses and dining facilities
- Surrounded by vibrant coastal walks and nearby access to the south west coastal path
- Large enclosed residents gardens with an array of patio areas, lawns and attractive shrubbery
- Two bedroom purpose built ground floor apartment
- Shared Ownership Rent: £323.40 PCM
- NO ONWARD CHAIN
- Private garden
- Off-road parking
- Modern kitchen with integrated appliances
- Open plan living and dining area
- Walk-in shower with modern fixtures
- Large windows with abundant natural light
- Patio area with outdoor seating
- Sea and coastal views
- Landscaped communal garden
- Electric fireplace



Front of Property

A double glazed communal front door with buzzer system opens into a light filled communal entrance hallway with a upvc front door opening into the property and a further double glazed communal door opening onto the residents garden space.

Entrance hallway

A central entrance hallway with double doors open into a storage cupboard which houses the metres, an entrance buzzer phone is mounted on the wall and doors open into all rooms.

Open plan reception room

23' 0" x 9' 2" (7.00m x 2.80m)

A generously proportioned front aspect reception room with ample space for both a sitting room and dining area. The space features three double glazed floor to ceiling windows and flows seamlessly into the kitchen.

Open plan living room area

The living room space consists of; two front aspect floor to ceiling windows providing picturesque sea and countryside outlook, an electric fireplace creates a pleasant focal point and ceiling coving continues into the dining area...

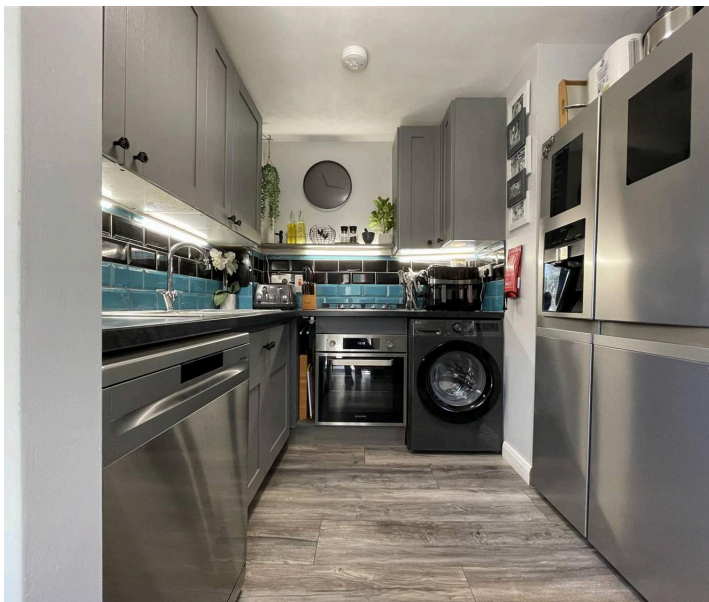
Open plan dining area

The dining area features a large floor to ceiling, front aspect window enjoying further far reaching sea and countryside views, ceiling coving and an opening into the kitchen.

Kitchen

10' 6" x 8' 2" (3.20m x 2.50m)

A side aspect kitchen with a range of both eye and base level units, with incorporated four ring gas hob with an electric fan oven below, undercounter dishwasher, LG american style fridge freezer with ice/ water dispenser and space for washer dryer under counter. The space is recently refurbished and includes a wall mounted Worcester combination boiler and a stainless steel one and a half bowl sink.





Wet room

7' 10" x 4' 11" (2.40m x 1.50m)

An internal wet room with a handheld electric shower, a hand wash basin with stainless mixer tap and lighting above, a heated towel rail and a low level W/C.

Bedroom

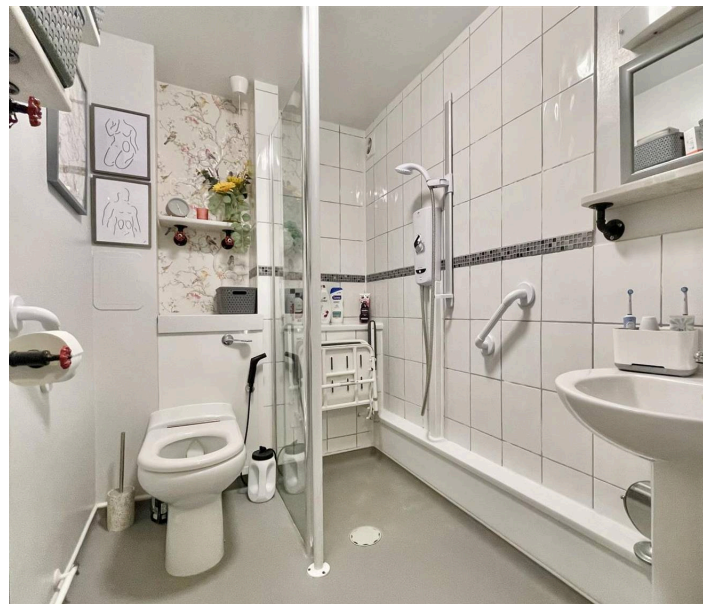
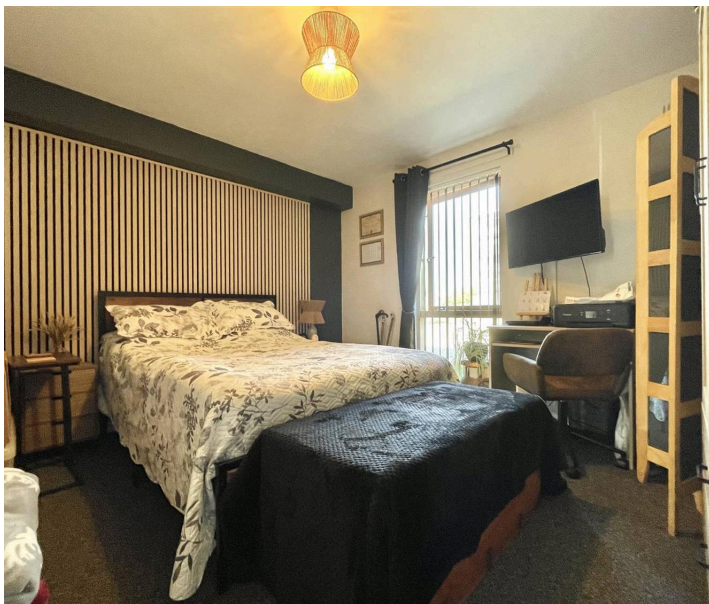
13' 9" x 10' 6" (4.20m x 3.20m)

A rear aspect double bedroom with a floor to ceiling double glazed window looking onto the rear, enclosed residents garden and space for free standing wardrobes.

Bedroom 2

11' 10" x 11' 2" (3.60m x 3.40m)

A rear aspect double bedroom with a double glazed floor to ceiling window and ample space for free standing wardrobes.





COMMUNAL GARDEN

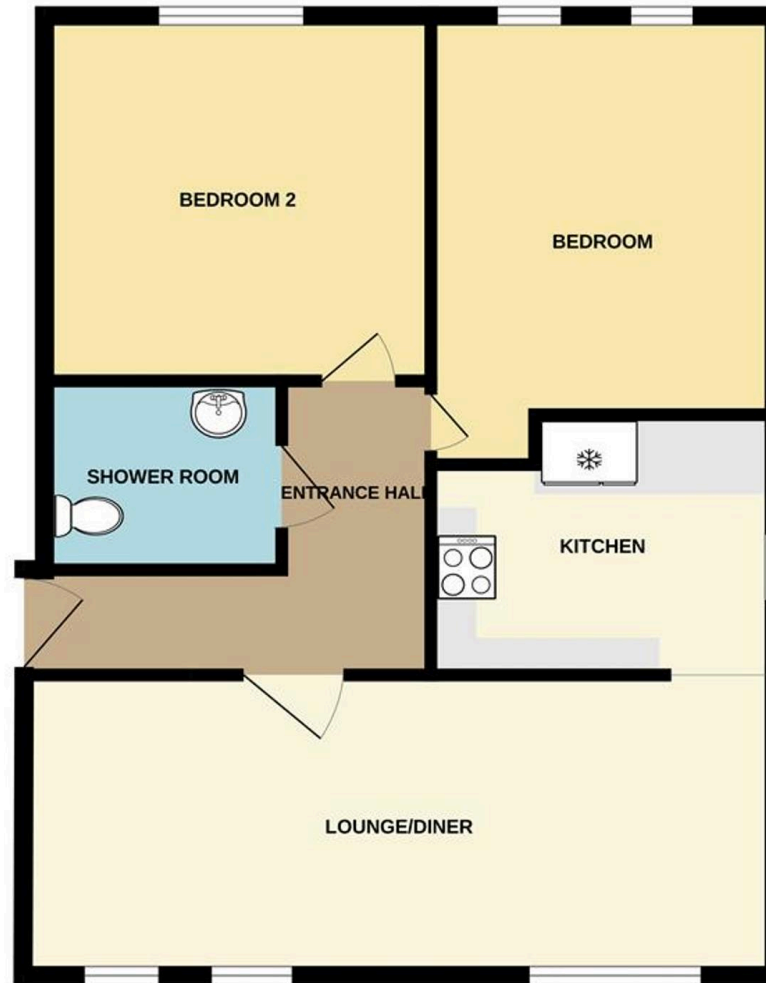
A spacious wall and fence enclosed brick paved courtyard garden with gated side access from the front of the property, a variety of areas laid to lawn, planters, clothes lines and adorning shrubbery throughout the light filled space.

ALLOCATED PARKING

1 Parking Space



GROUND FLOOR



PORTLAND

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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