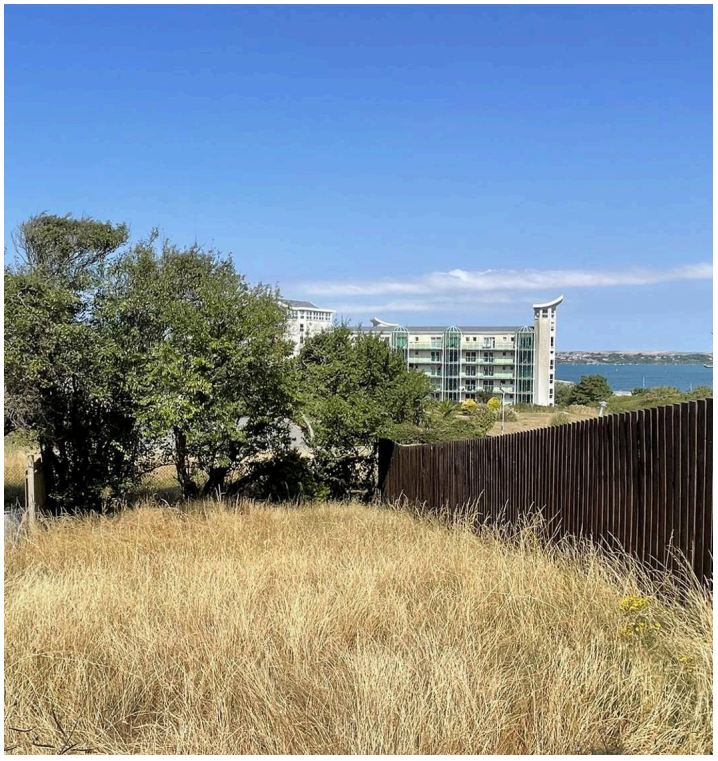
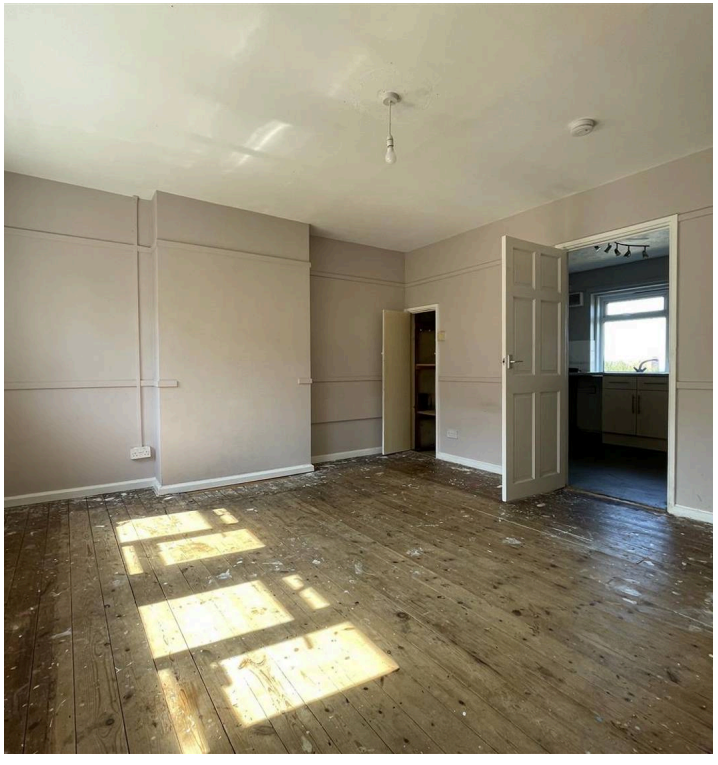
43 Coronation Road, Portland - DT5 1EY

In Excess of **£65,000**

DIRECT MOVES





43 Coronation Road

Portland

Bright first-floor 2-bed flat with private entrance, sea views, large garden, modern layout, 125-year lease, pets allowed, ready to move in, 28-day exchange, and subletting permitted.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-detached first floor 2 bedroom apartment with private entrance
- Large private rear garden
- Sea views from Apartment and Garden
- Abundant natural light from large windows throughout
- New 125yr lease on completion
- £80.45 monthly service charge
- Pets and Subletting allowed, No Holiday Lets
- 28 day exchange required from draft contracts
- Please ask to see our "Terms of sale" document

DIRECT MOVES

Entrance Hall
UPVC door into hallway with stairs to first floor, further door into large ground floor brick built storage with door into garden.

Landing
A rear aspect hall with a double glazed window and access into first floor rooms.

Lounge
A rear aspect, well proportioned living room with doors into the hallway and the kitchen.

Kitchen
12' 10" x 9' 10" (3.90m x 3.00m)
A rear aspect kitchen featuring eye and base level units and a double glazed window with views over the rear garden and Portland Harbour

Bathroom
6' 3" x 5' 7" (1.90m x 1.70m)
A partially tiled, rear aspect bathroom with a wall to wall bath tub, hand wash basin and a low level w/c.

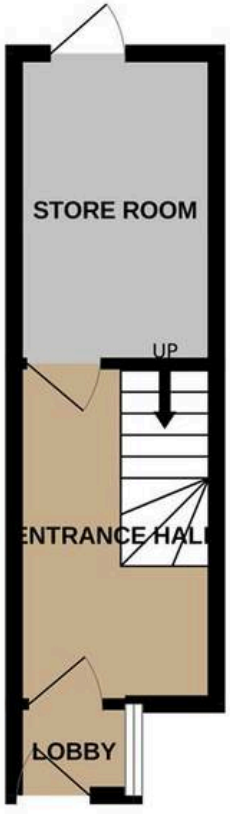
Bedroom 1
12' 10" x 10' 2" (3.90m x 3.10m)
Double bedroom with Front aspect UPVC Window

Bedroom 2
Rear aspect double bedroom with UPVC window overlooking the rear garden and sea views over Portland Harbour

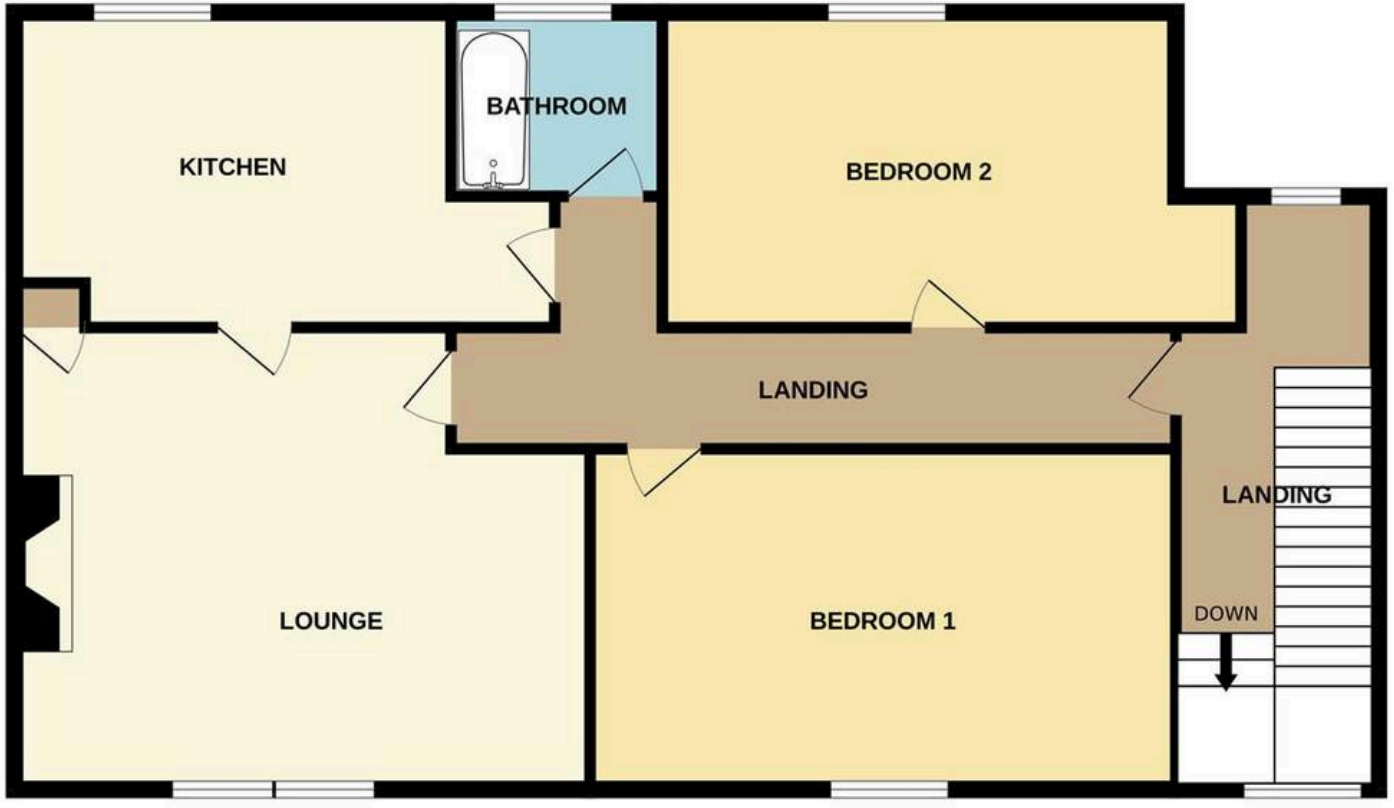
GARDEN

Large rear garden to the rear of the property

GROUND FLOOR



1ST FLOOR



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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