



## Weston Street , Portland DT5 2DF

- 1 bedroom ground floor flat
- Private garden included
- Ideal for first-time buyers
- 28-day exchange required
- Lovely quiet Portland location
  - No forward chain
- Requires some modernisation
  - Viewing recommended

**£85,000 Leasehold**





### **Communal Entrance**

Entry way into communal hall with stairs to first floor and door into our apartment..

### **Hallway**

Entrance hall with doors to all rooms

### **Bedroom One**

15'5" x 10'2"

Rear aspect double bedroom with twin windows

### **Bathroom**

5'2" x 6'6"

Side aspect bathroom suite comprising panel enclosed bath, hand wash basin and low level WC

### **Kitchen**

9'6" x 8'2"

Front aspect kitchen with range of eye and base level units and space for white goods.

### **Living Room**

9'10" x 16'0"

Front aspect reception room



### **Garden**

Small private garden at rear of garden plots for the block

### **Corporate Sale**

This property is a corporate sale, please ask us for a copy of "What to expect from a corporate Sale" document, some features found below:

28 day exchange required

Property sold as seen

limited maintenance documents available

Estate Charge of £20-£150 per year unless otherwise stated inc Freehold

Leasehold Service charges vary

Leaseholds may have additional Sinking Fund fee

Application for external works required

Leaseholds will be new 125 year lease on completion.

### **Disclaimer**

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering

Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.

Local Authority  
Council Tax Band **A**  
EPC Rating **C**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and any other facts are approximate and the 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, fixtures and appliances shown hereon have not been tested and no guarantee is given as to their operation or efficiency on the date shown.  
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