


## 3 Fortuneswell

**Portland, DT5 1FX**

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**Offers In Excess Of**
**£130,000 Leasehold**

Hull Gregson Hull

# 3 Fortuneswell

Portland, DT5 1FX

- One Bedroom Second Floor Apartment
- Modern Fitted Shower Room
- Large Double Bedroom
- Open Plan Reception Space
- Modern Grey Shaker Style Kitchen with Breakfast Bar & Integrated Appliances
- Offered for Sale with No Forward Chain
- Dual Aspect Lounge Space with West Facing Window - Ideal for Sunset Watching
- Short Stroll to Amenities and Chesil Beach
- Storage Cupboard in Hallway
- Purchase Includes 85 Inch TV & Sound Bar

















A BEAUTIFULLY PRESENTED SECOND FLOOR ONE BEDROOM APARTMENT, previously operated with great success as a HOLIDAY LET. This IMMACULATELY PRESENTED property features a LIGHT & AIRY OPEN PLAN LOUNGE/KITCHEN alongside a MODERN FITTED SHOWER ROOM. Offered for sale with NO ONWARD CHAIN, viewings are highly recommended to fully appreciate the SPACE, CONDITION AND EXCELLENT INVESTMENT POTENTIAL.

Accessed via a communal entrance and stairwell, the property opens into a welcoming hallway that provides access to all principal rooms.



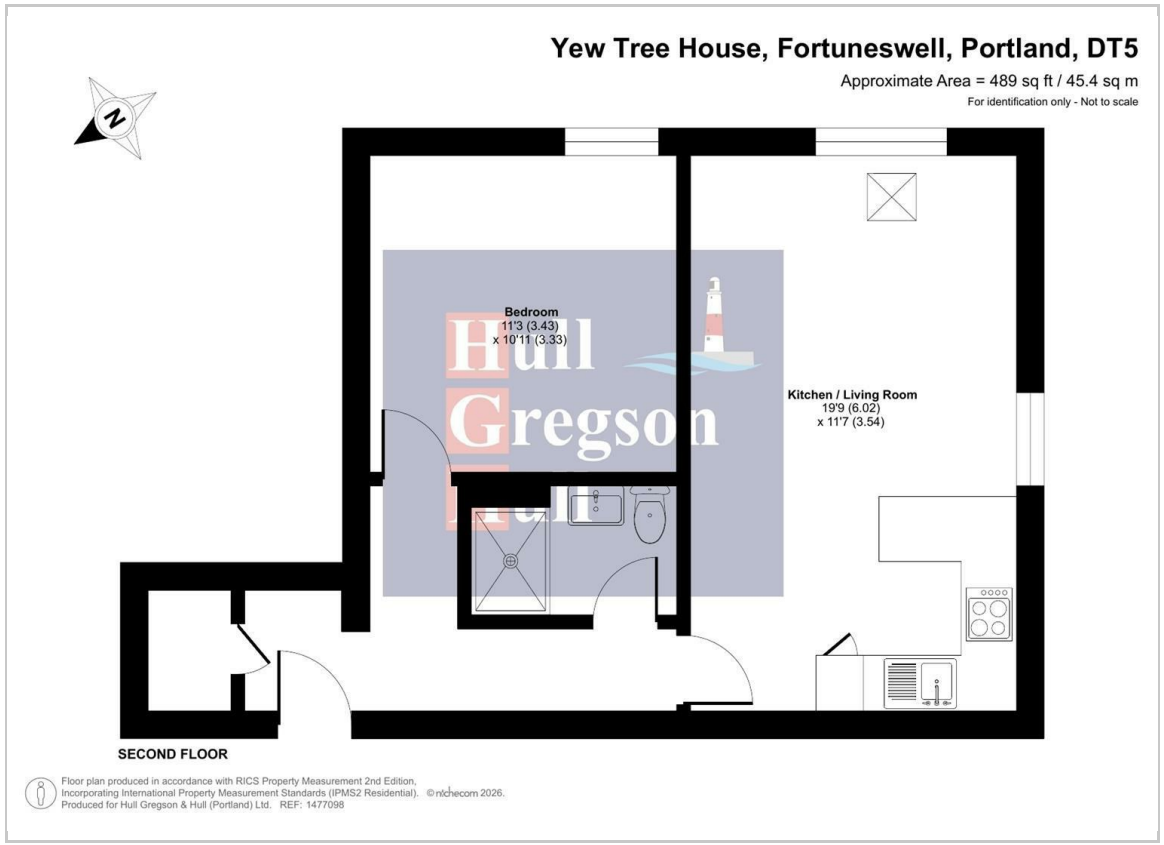
The heart of the home is the impressive OPEN PLAN KITCHEN / LIVING ROOM, a generously proportioned space designed for modern living. The kitchen area is neatly arranged with worktop space, cooking facilities and sink, while the remainder of the room offers ample space for both lounge seating and dining, enhanced by natural light.

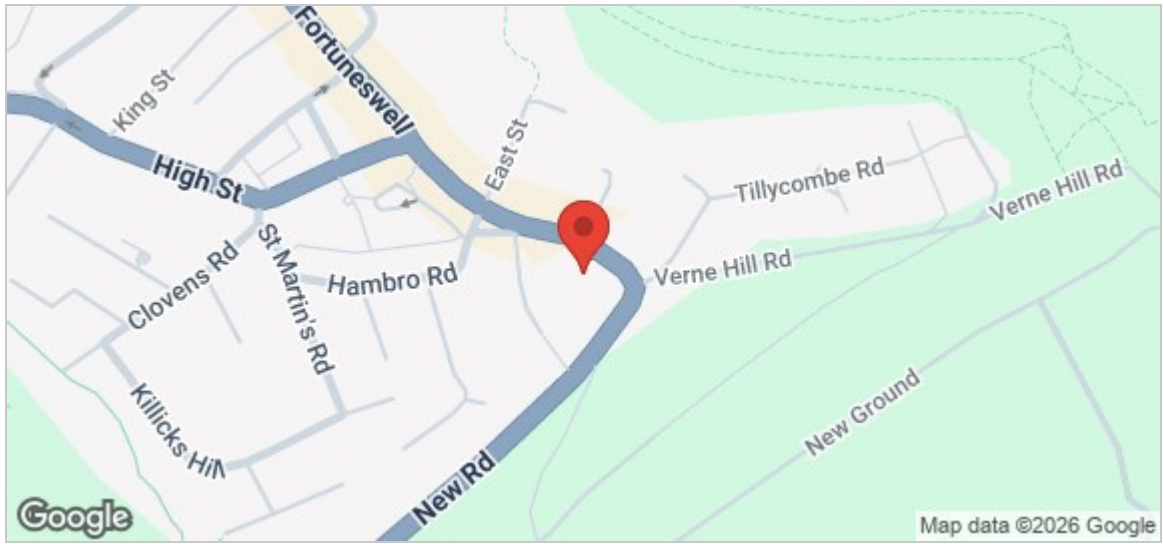
The DOUBLE BEDROOM is well-sized and comfortably accommodates bedroom furnishings, providing a peaceful and private retreat.

Completing the accommodation is the BATHROOM, fitted with a suite including shower, wash hand basin and WC, efficiently laid out for practicality.



This apartment benefits from a well-balanced layout, making excellent use of space throughout.




## Bedroom
11'3 x 10'11 (3.43m x 3.33m)

## Open Plan Lounge Kitchen Diner
19'9 x 11'7 (6.02m x 3.53m)

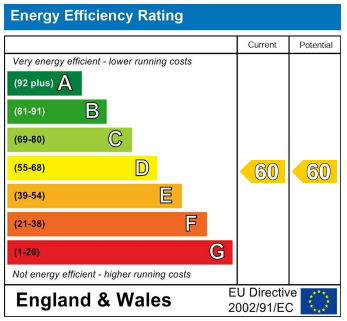
## Shower Room

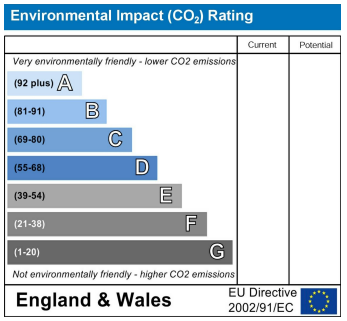
## Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment
Property construction: Standard
Tenure: Leasehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

## Lease and Charges
The owner has advised us the property has a 125 year lease from new, with approximately 118 years remaining, he also advised the current ground rent is £125 per anum, and service charge is £700 per anum.

## Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.




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