

## Woolcombe Road

Portland, DT5 2HY



**Offers In Excess Of  
£120,000 Leasehold**



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- Short Stroll to Amenities such as Shop and Public House
- Moments from Coastal Walks
- Spacious Lounge with Dual Aspect
- Ideal Buy to Let or First Step on Property Ladder
- Some Modernisation Required
- Two Sizeable Double Bedroom Apartment
- Light & Airy Accommodation Throughout
- No Forward Chain
- Gas Central Heating
- Close to Local Transport Links





**\*CLOSE TO STUNNING CLIFFTOP WALKS\***

This **SPACIOUS TWO DOUBLE BEDROOM** apartment is ideal for  **Downsizing, Investors and First Time Buyers**. Offering distant **SEA VIEWS** and within just moments of all of Portland's stunning coastal walks. In brief the property comprises an entrance hallway, fitted kitchen, family bathroom and two double bedrooms. In addition the property is offered with **NO ONWARD CHAIN**. With rental yields in excess of **7% gross**, the opportunities are there for the taking!



On entering the block via a communal entrance and ascending the stairs to the second floor you reach the apartment front door, off which has been recently



replaced.

Stepping into the inner hallway you have a spacious initial area, perfect for coats and shoes.

The kitchen is a generous size to your left as you first enter the property with wall and base units, an integrated oven and gas hob as well as space for a free standing fridge and freezer, washing machine or tumble dryer. Completing the kitchen is access on to a utility space, ideal for storing additional white goods.

Continuing along the hallway, you will find the well-equipped family bathroom with a panelled bath and an overhead shower, pedestal wash hand basin and low level WC with room for wall mounted storage.

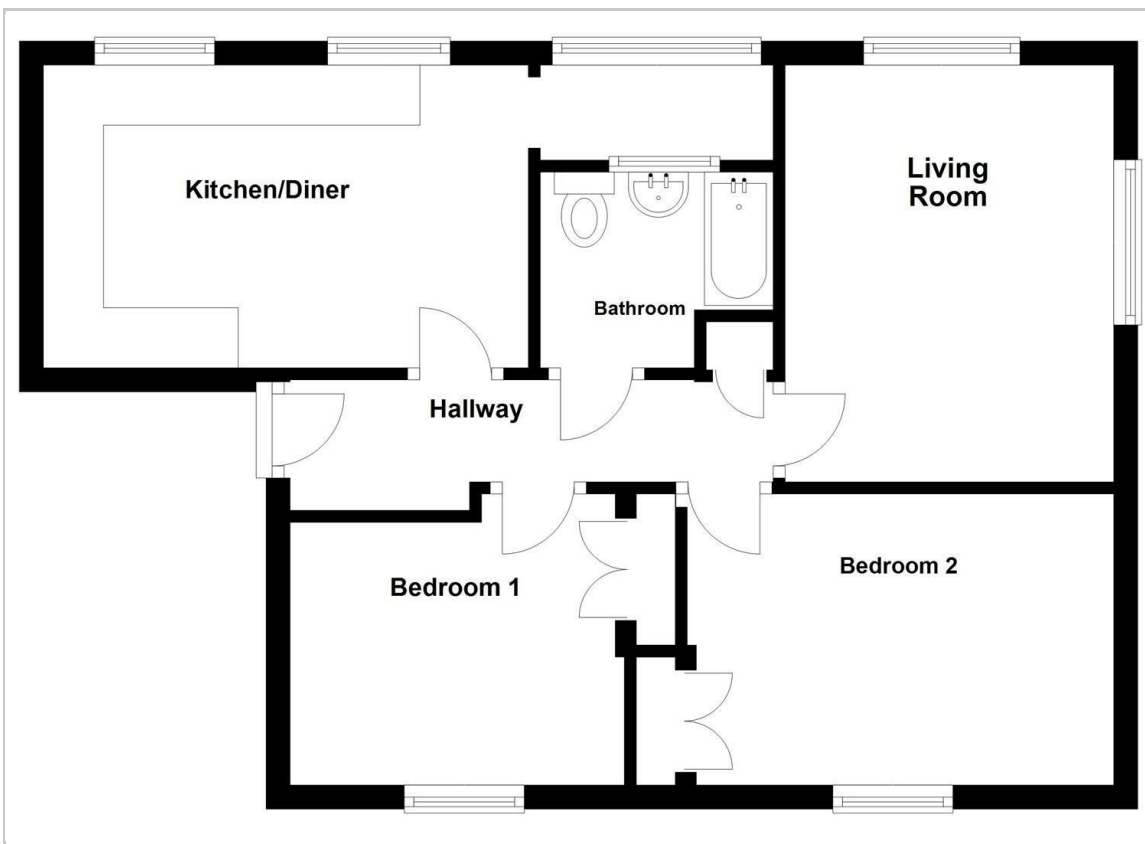
Your spacious living room is a bright and airy room, providing a dual aspect via provides ample space for seating which is great for relaxing and unwinding.

Finalising the interior there are two double bedrooms. Both are well proportioned with fitted wardrobes and have ample additional space for free-standing storage and bedroom furniture.

To the exterior the block has a communal car park ran on a first come first served basis. Also there is a communal washing line area.

Viewings are a must to appreciate this brilliant apartment.





**Entrance Hallway**

**Kitchen**

13'3 x 10'2 (4.04m x 3.10m)

**Living Room**

11'1 x 14'10 (3.38m x 4.52m)

**Bedroom One**

11'5 x 10'7 (3.48m x 3.23m)

**Bedroom Two**

10'6 x 10'7 (3.20m x 3.23m)

**Bathroom**

7'0" x 6'9" (largest measurements taken) (2.14 x 2.06 (largest measurements taken))

**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: Flat

Property construction: Standard

Tenure: Leasehold, 99 year lease from new with 97 years remaining with an annual ground rent of £10, and annual service charge of £1,606.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

**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. Intending purchasers should not rely on them 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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	