

Red Crane Walk
Portland, DT5 2FJ



**Offers In Excess Of
£185,000 Leasehold**



Red Crane Walk

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- Well-Presented First Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Coastal & Countryside Views
- Constructed by Betterment Properties Ltd
- Popular Windmills Development
- Stone Fronted
- Popular Location ~ Short Walk to Easton Square
- Local Amenities and Supermarket Nearby
- Private garden





IDEAL FIRST-TIME PURCHASE

This WELL-PRESENTED, first floor TWO DOUBLE BEDROOM APARTMENT with ALLOCATED PARKING SPACE as well as BOASTING COASTAL and COUNTRY VIEWS. The property was constructed by BETTERMENT PROPERTIES LTD on the POPULAR WINDMILLS DEVELOPMENT and has a NEARBY SUPERMARKET and is CLOSE TO AMENITIES.

Stepping through the doorway, you find yourself in the inner hallway. The space is laid with carpet, is



neutrally decorated and hosts ample built-in storage.

The apartment boasts an open-plan lounge kitchen benefitting from a bay window offering fantastic views and feature fireplace. The kitchen comprises modern-style white units with grey granite-effect worktops over and space for appliances. The room currently has a four-seater dining table, two two-seater sofas and various other units. The space offers plenty of space and well suits the conveniences of modern life.

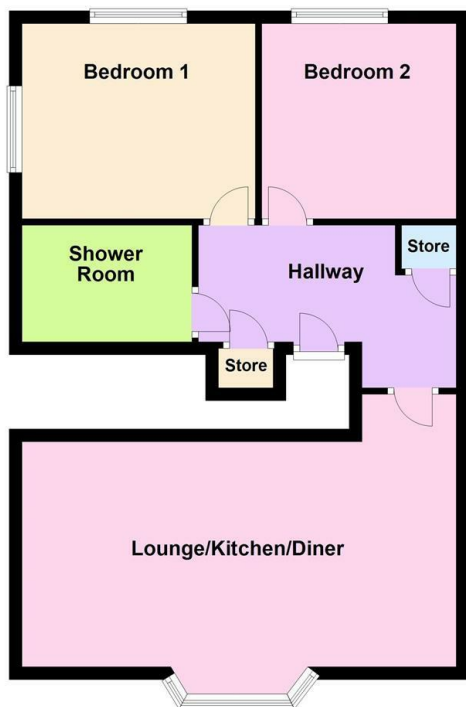
This property also hosts two double bedrooms. Each is well-proportioned with space for a double bed and storage facilities. The rooms are laid to a modern grey carpet with neutral decoration: one with a side window and the other boasting dual aspect windows.

The shower room is superbly presented with grey wood-effect laminate flooring, white smooth-plastered walls and modern grey tiles behind the shower. The room comprises a corner shower cubicle with rainfall-style shower head, WC, wash-hand basin with storage under and a heated towel rail.

Externally, the property offers a private, low-maintenance style garden with a wooden storage shed, patio area and shingle surface: presenting the perfect place to host a barbecue in the summer.

Viewings for this property come highly recommended.





Lounge Kitchen
21'3" max x 15'5" max (6.5m max x 4.7m max)

Bedroom 1
11'1" x 10'7" (3.4m x 3.25m)

Bedroom 2
10'7" x 9'10" (3.25m x 3m)

Shower Room
7'2" x 6'6" (2.2m x 2m)

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: First Floor Apartment
Property construction: Standard Construction
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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