



## Montrose Close

Portland, DT5 2BN



**Asking Price**  
**£125,000 Leasehold -**



## Montrose Close

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- Purpose-Built Modern Flat
- Ground Floor Location
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Garage In Block
- No Onward Chain
- Ideal FTB or Investment
- Light & Airy Feel Throughout
- Popular Location
- Viewings Highly Advised





We are delighted to present this **PURPOSE BUILT MODERN ONE BEDROOM GROUND FLOOR FLAT**, ideally situated in Montrose Close, Portland. Offered for sale with **NO ONWARD CHAIN**, this appealing property represents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as investors seeking to add to their portfolio.



Access to the building is gained via a secure entry system, opening into a communal hallway from which the flat can be accessed. Internally, the property enjoys a light and airy feel throughout, with a thoughtfully arranged layout designed to make the most of the available space.



The accommodation comprises a welcoming open-plan lounge/kitchen area, providing a practical and sociable living environment. The kitchen is conveniently positioned within the main living space, creating a functional arrangement for both everyday living and entertaining.

The property further benefits from a well-proportioned bedroom, offering a comfortable and private space to relax, alongside a bathroom fitted with a bath, wash hand basin and WC. Its convenient ground floor position further enhances the practicality of the accommodation.

Externally, residents can enjoy the benefit of a communal garden situated to the rear of the building, providing a pleasant outdoor space to relax and enjoy during the warmer months. A further attractive feature is the inclusion of a single garage, offering valuable additional storage or potential parking.



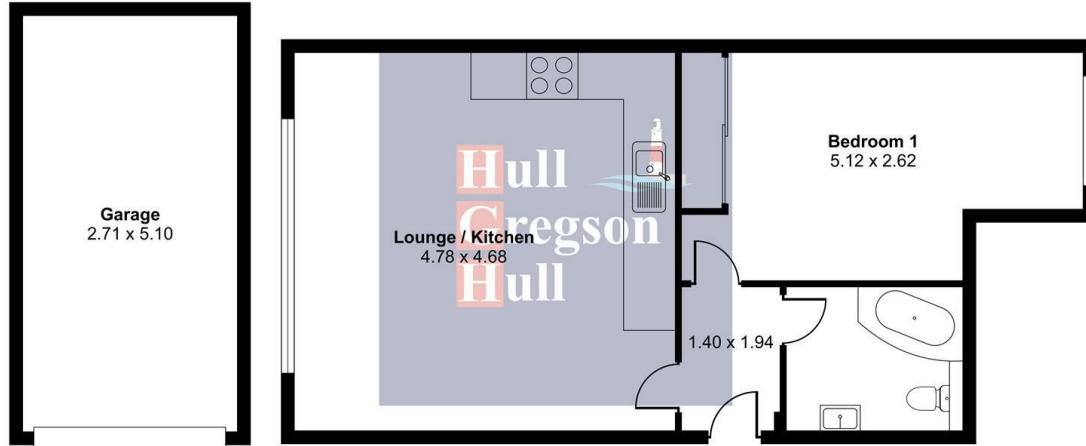
Located within the popular residential area of Montrose Close, the property is well placed for accessing Portland's local amenities, shops and transport connections.

Combining a modern purpose-built design, secure communal entrance, light and airy accommodation, a communal rear garden, a single garage and the advantage of no onward chain, this property presents an excellent opportunity for first-time buyers and investors alike.

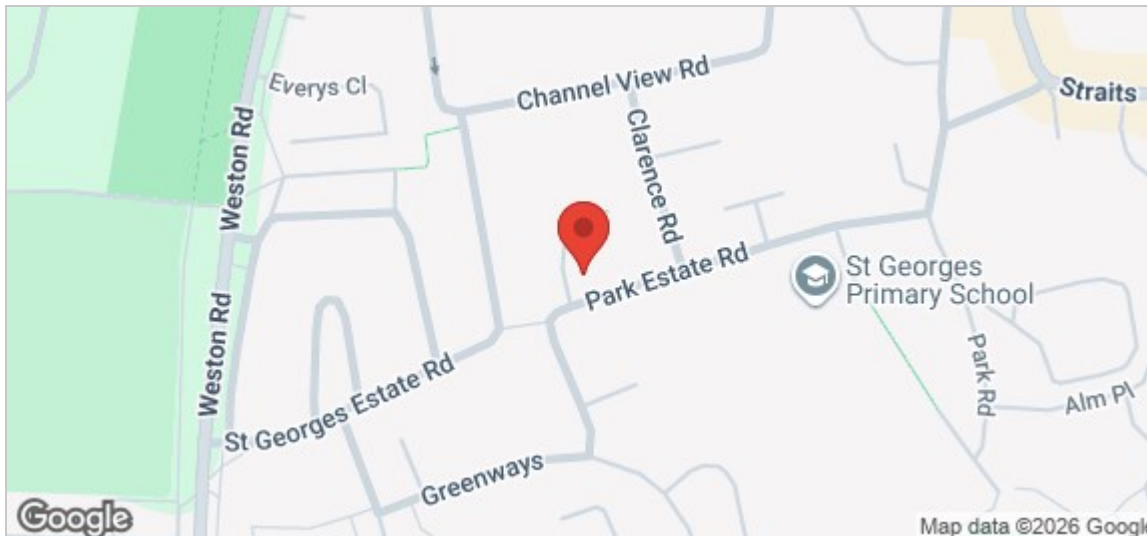


## Montrose Cl, Portland DT5 2BN, UK

Approximate Main Floor Area =460.90 sq ft / 43.18 sq m  
Approximate Garage Area =147.51 sq ft / 13.82 sq m  
Approximate Total Area =608.43 sq ft / 57 sq m  
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



**Lounge/Kitchen**  
15'8" x 15'4" (4.78 x 4.68)

**Bedroom One**  
16'9" x 8'7" (5.12 x 2.62)

**Bathroom**

**Garage**  
8'10" x 16'8" (2.7 x 5.10)

### 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: Purpose Built Flat

Property construction: Standard

Tenure: Share of Freehold

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/](https://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. 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.

| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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