

16 Shepherds Court Blindmere Road

Portland, DT5 2JB



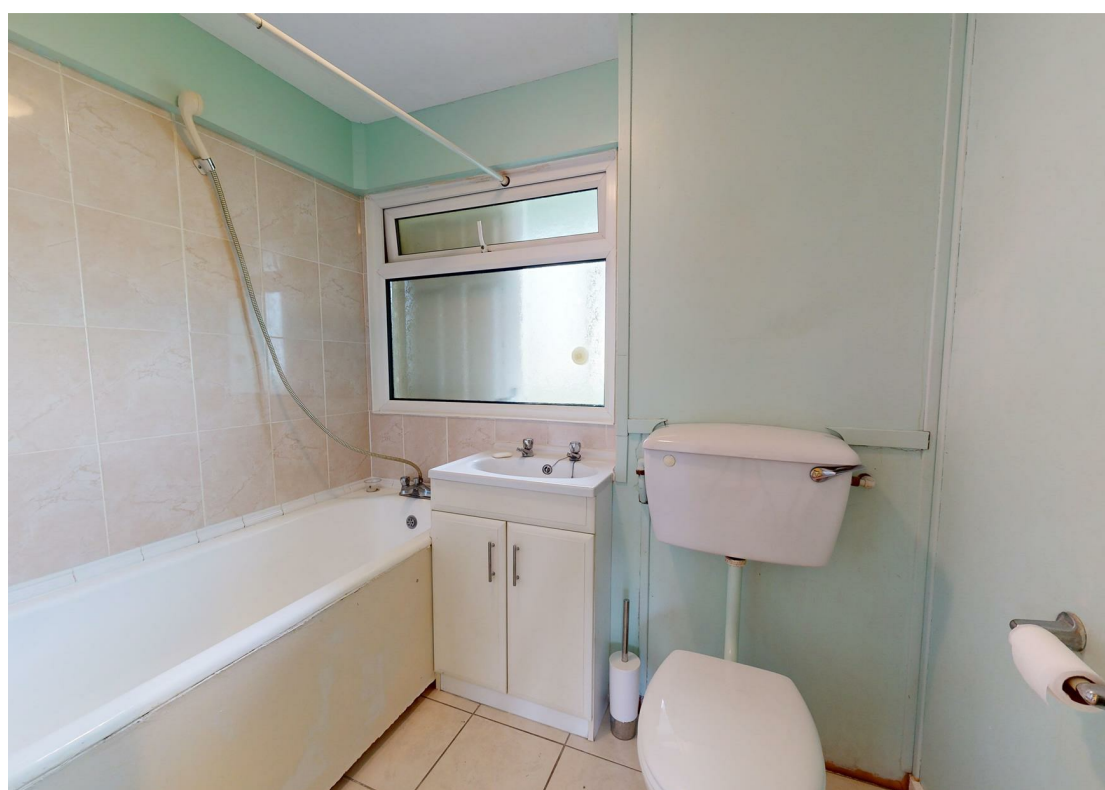
**Offers In Excess Of
£95,000 Leasehold**



Blindmere Road

Portland, DT5 2JB

- Two Bedroom First Floor Flat
- No Forward Chain
- Well Proportioned Rooms
- Short Stroll to Coastal Walks
- In Need of Updating
- Ideal Investment Property
- Convenience Store Nearby
- Regular Bus Links
- Viewings Highly Advised
- Popular Residential Location





**** NO FORWARD CHAIN, SOLD AS SEEN****

A light and airy first-floor apartment offering two double bedrooms and glimpses of the sea. While in need of some modernisation, this spacious property comes with no forward chain, making it an ideal first-time purchase or investment opportunity.



A central hallway runs through the property, providing access to all rooms. to the left hand side is a fitted kitchen, plenty of surface space for preparing meals as well adequate space for white goods. There are two large windows allowing for plenty of natural light to flood in throughout the day.

The family bathroom comprises a low-level W.C, bath with shower attachment



and sink. The bathroom is fully tiled and has a gas fired radiator.

The property benefits from two sizeable double bedrooms. The main bedroom is very spacious with a built in wardrobe while the second bedroom is also well proportioned and also offers a built in wardrobe, perfect for space saving and storage.

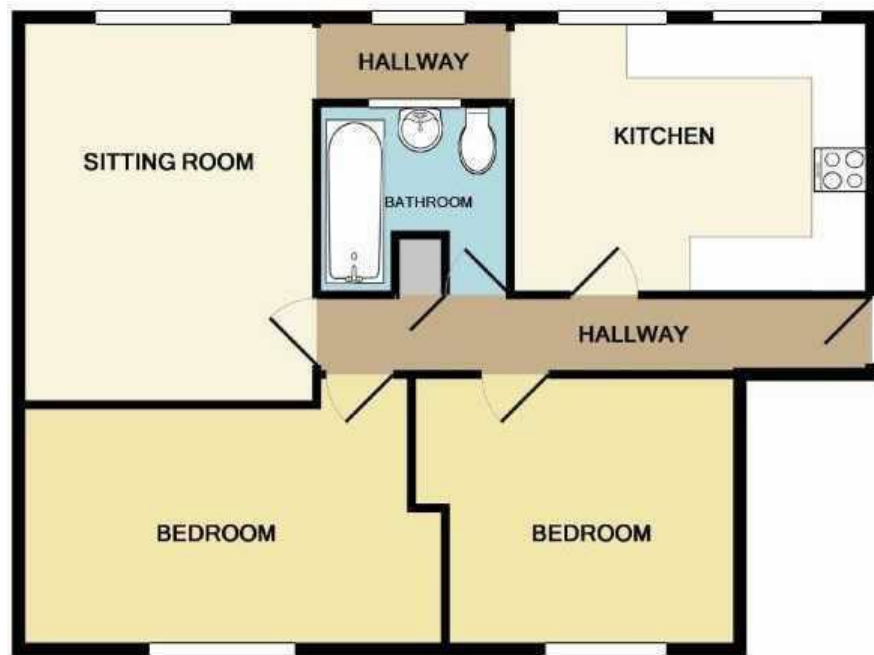
Completing this property is the living room with large double glazed window allowing for plenty of natural light and sunshine. In addition to this there is a large storage cupboard (formally a balcony) which offers great convenience.

To the outside of the building there is external secure storage allocated to the property. Along with this there is a communal garden.



The property is situated within the area of Weston, upon the Isle of Portland. There are coastal walks aplenty nearby and a local CO-OP convenience store. There is also a local social club proving a range of activities.

**** Please note, we understand the combination boiler needs replacing and the electrics need updating ****



Living Room

14'1" x 11'1" (4.3 x 3.4)

Kitchen

10'2" x 13'5" (3.1 x 4.1)

Bedroom One

8'10" x 14'1" (2.7 x 4.3)

Bedroom Two

9'10" x 8'10" (3 x 2.7)

Bathroom

5'6" x 7'10" (1.7 x 2.4)

Lease & Maintenance Information

The vendor has informed us that the property had a 125 Year Lease from 1987 and the service charge is £70 per month.

These details should be checked by your solicitor for accuracy before any expenditure is incurred.

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

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

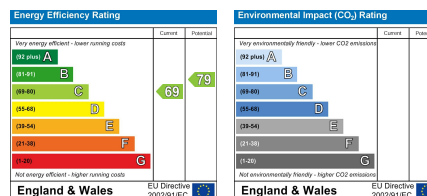
Heating Type: Gas

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

<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. 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.



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