



Montrose Close.

Portland, DT5 2BN



**Offers In Excess Of
£160,000 Leasehold -**



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- Two Double Bedroom First Floor Apartment
- Offered For Sale with No Onward Chain
- Benefit of Allocated Parking Space to the Front
- Highly Sought-After Residential Location
- Close to Easton Square & Local Amenities
- Open-Plan Style Living Space
- Light & Airy Accommodation Throughout
- Access to Well-Maintained Communal Garden
- Viewings Highly Advised
- Modern Fitted Kitchen





This TWO DOUBLE BEDROOM, first floor APARTMENT, situated a STONES THROW from EASTON SQUARE and the AMENITIES it has to offer, is presented for sale. The property benefits from: an ALLOCATED PARKING SPACE to the front; a MODERN FITTED KITCHEN and OPEN-STYLE LIVING SPACE. The apartment is OFFERED FOR SALE WITH NO ONWARD CHAIN and viewings come highly advised to fully appreciate the property on offer.

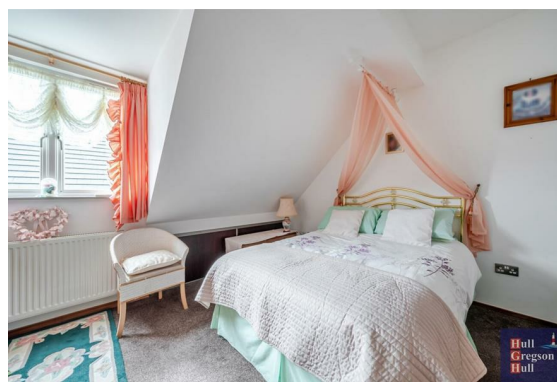


The property is accessed on the first floor and opens into a central hallway, providing a practical flow to all rooms.



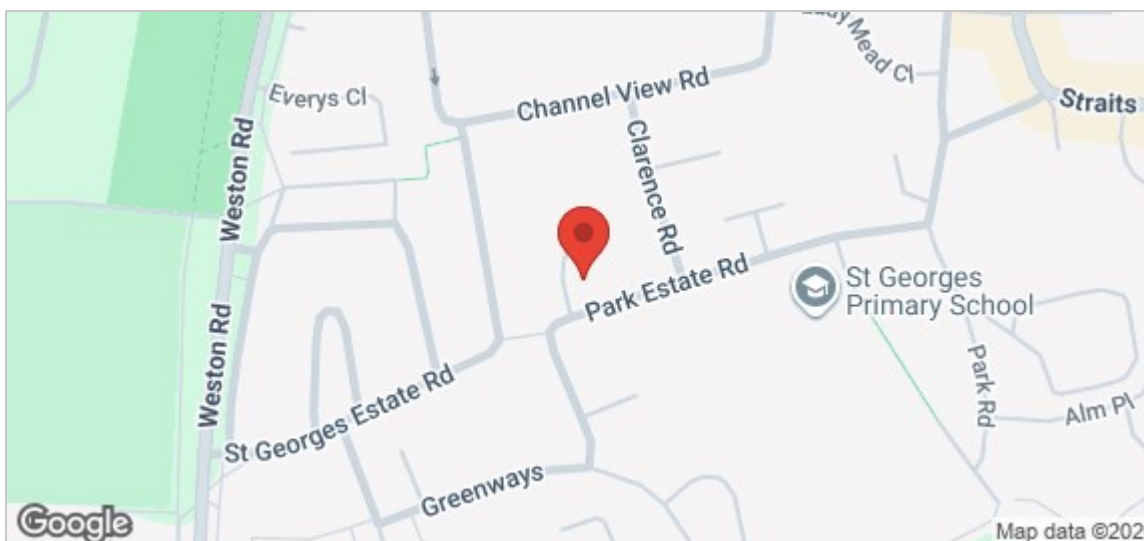
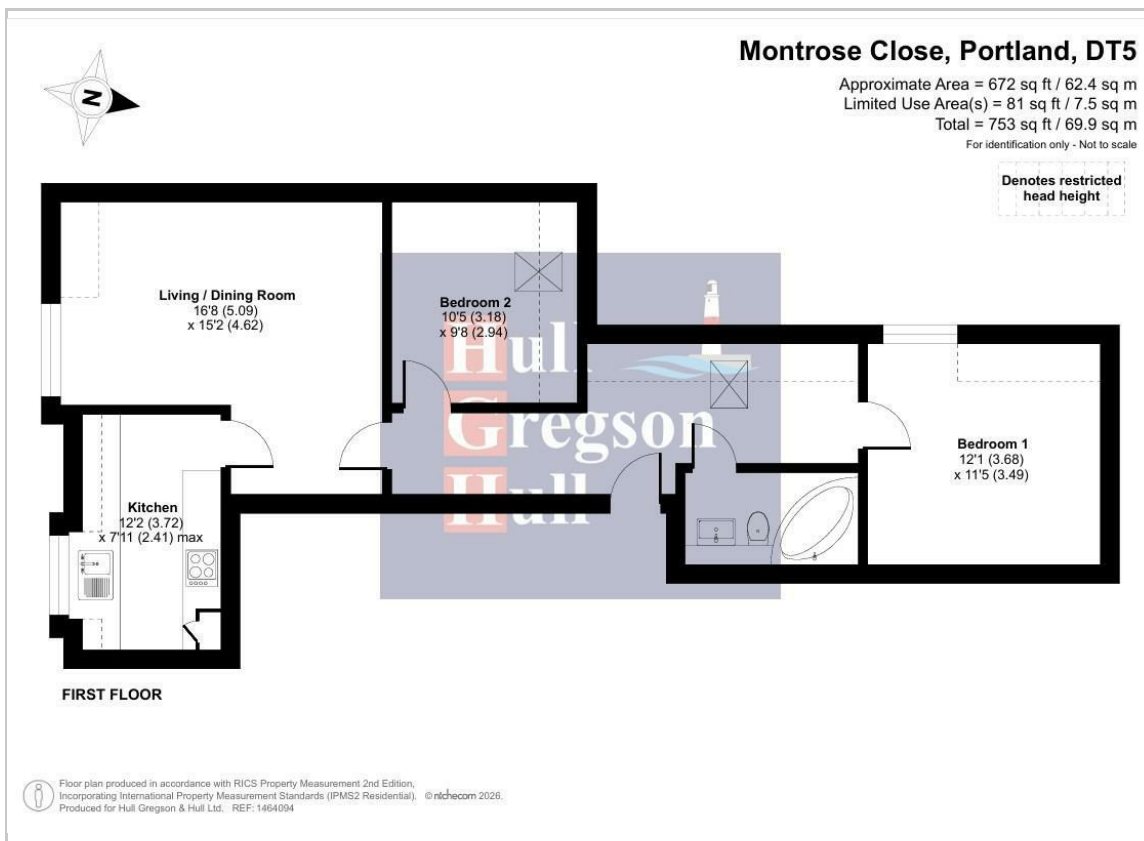
Positioned to one side, the kitchen is neatly arranged with space for essential appliances and ample worktop area, making it both functional and easy to maintain. The kitchen is a real highlight of the home, fitted with a range of modern units complemented by dark work surfaces, creating a sleek and contemporary finish. The layout offers excellent storage and workspace, with integrated cooking appliances and dedicated areas for freestanding appliances. A rear-facing window allows for plenty of natural light, enhancing the bright and airy feel, while the design makes clever use of the space to ensure it remains both functional and stylish for everyday use.

The living/dining room sits as the main focal point of the home, offering a bright and spacious environment with plenty of room for both seating and dining - perfect for relaxing or entertaining guests.



There are two well-proportioned bedrooms, both accessed from the hallway. The principal bedroom is a comfortable double, while the second bedroom is versatile and could serve equally well as a guest room, home office, or additional living space.

A bathroom is also conveniently positioned off the hallway, completing the internal accommodation. The layout further benefits from additional areas with restricted head height, offering useful storage options.



Kitchen
 12'2 x 7'11 (3.71m x 2.41m)

Living / Dinning Room
 16'8 x 15'2 (5.08m x 4.62m)

Bedroom Two
 10'5 x 9'8 (3.18m x 2.95m)

Bedroom One
 12'1 x 11'5 (3.68m x 3.48m)

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: Share of Freehold with a Lease
 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.
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	

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	