



**Foylebank Way**  
Portland, DT5 1BA

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

**Hull**   
**G**regson  
**Hull**



## Foylebank Way

Portland, DT5 1BA

- Two Bedroom Apartment
- Spacious Accommodation
- Level Access to the Property
- No Forward Chain
- Sea Views from Raised Area
- Shared Ownership
- Over 55's
- Wet Room
- Moments From Portland Harbour
- Close To Bus Route







**\*\* 3D Walkthrough Tour Available \*\***

A well presented, TWO BEDROOM retirement apartment, situated moments from Portland Harbour, close to a bus route and the sea. The property, with NO ONWARD CHAIN, is designed for the over 55's and benefits from allocated parking, a fitted kitchen and walk in shower room.



A level walkway provides access to the property and into the hallway. The hallway is a generous size with ample space for storage. Doors leads into all accommodation including the lounge/ diner, kitchen, two bedrooms and wet room.



The lounge/ diner is an excellent size room, spanning the length of the property with ample space for seating and dining.

The kitchen comprises a range of fitted units with a built in oven, an inset hob, space for a fridge/ freezer, space for a washing machine and ample storage cupboards.

Bedroom One is a wonderfully spacious double room with space for a double bed and a range of bedroom furniture.

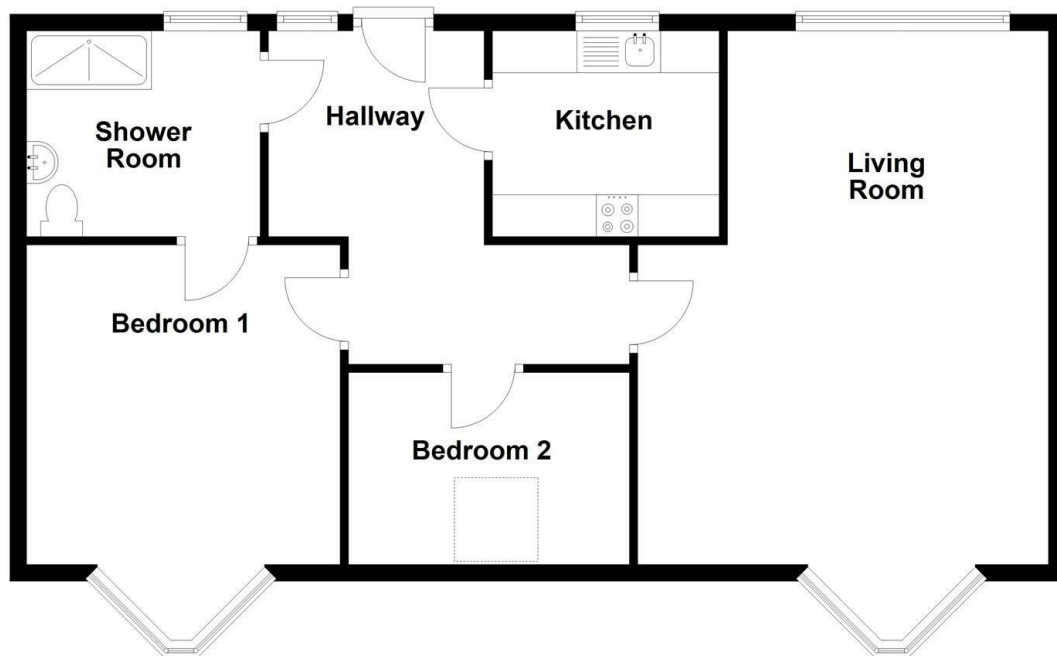
Bedroom Two is also a good size and boasts a skylight.

The shower room can be access from the hallway or bedroom one. The room is arranged as a wet room with a walk in wet room, a WC and pedestal wash hand basin.



\*The property owns a 75% share and according to Housing21, the occupier doesn't pay any rent on the remaining share or any ground rent. The remaining share is owned by Housing 21. The House Manager has informed us that a service charge of approximately £348.36 per month is payable which includes the buildings insurance, maintenance of the communal areas, use of a communal lounge, laundry facilities and access to Careline.





**Lounge/Diner**  
22'0" x 12'11" max (6.71m x 3.96m max)

**Kitchen**  
8'11" x 8'0" (2.74m x 2.44m)

**Bedroom One**  
13' x 10'10" (3.96m x 3.30m)

**Wet Room**  
9' x 7'3" (2.74m x 2.21m)

**Bedroom Two**  
9'7" x 8' (2.92m x 2.44m)

### Lease and Maintainaince

The vendor has informed that the property had a 125 Year lease from 2006 and the service charge is approximately £348.68 per month, they also advise that no pets are allowed due to the headlease.

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

### Additional information

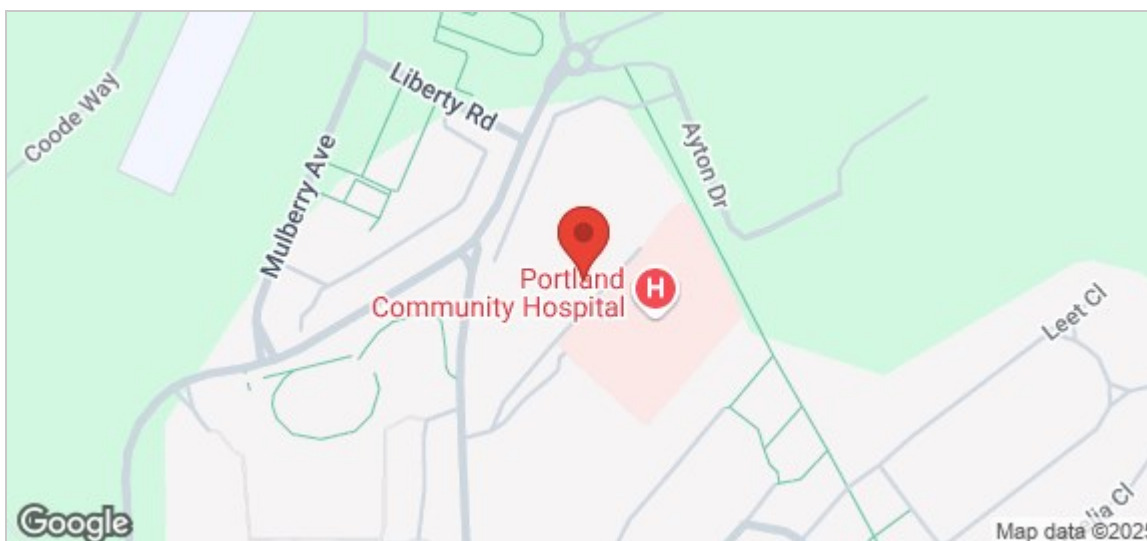
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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.  
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 <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	EU Directive 2002/91/EC