1 Ayton Drive

Portland, DT5 1DT

3 2 1 B

Asking Price
£200,000 Leasehold

Hull Gregson Hull

1 Ayton Drive

Portland, DT5 1DT

- Modern Purpose Built Apartment
- Accommodation Arranged Over Two Floors
- Three Double Bedrooms
- Spacious Open Plan Kitchen/Reception Room
- Family Bathroom & En-suite
- Secure Gated Development
- Allocated Parking
- Lift Access To All Floors
- Successful Holiday Rental
- Offered For Sale With No Onward Chain

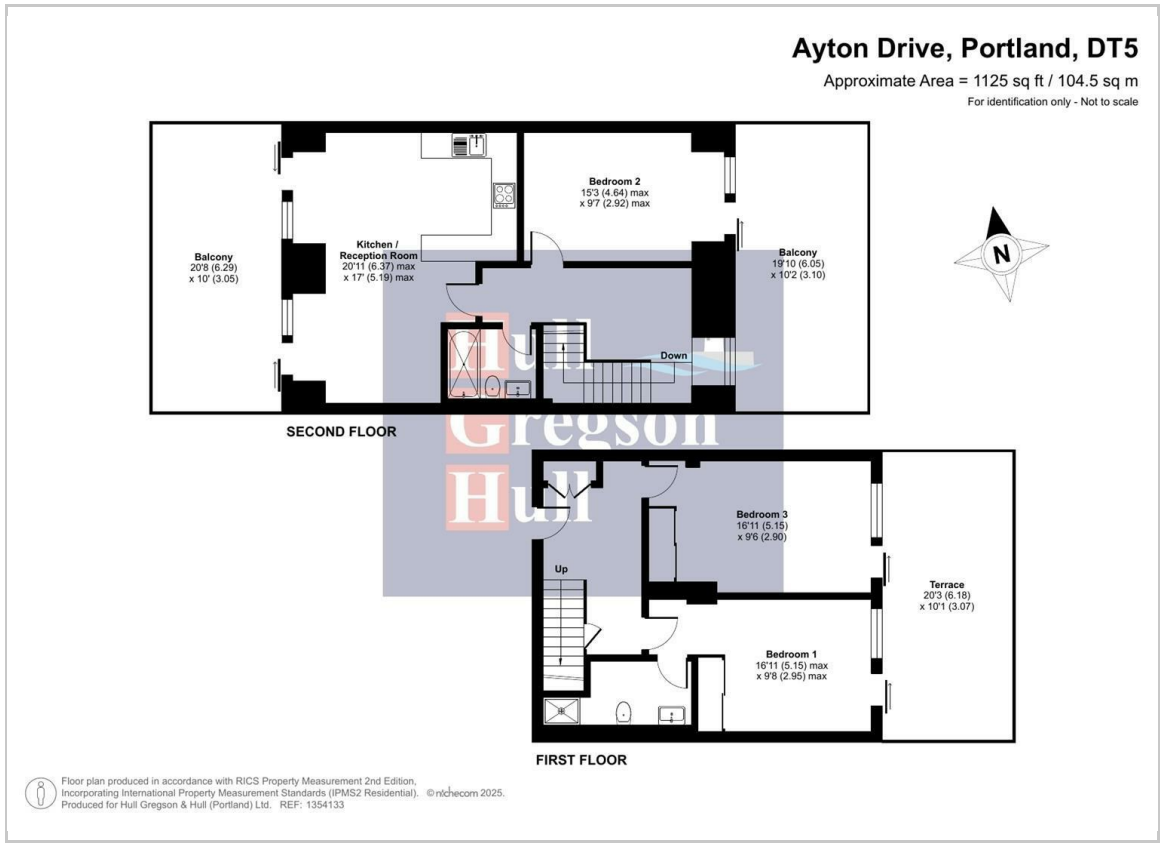
Offered for sale with no ONWARD CHAIN is this DECEPTIVELY SPACIOUS modern LIGHT & AIRY purpose built apartment. Boasting generous accommodation throughout, ARRANGED OVER TWO FLOORS, comprising THREE DOUBLE BEDROOMS, two BATHROOMS and a large open plan LOUNGE/KITCHEN/DINER. Outside there is access to COMMUNAL ROOF TERRACES and a PRIVATE BALCONY enjoying beautiful views of Chesil Beach and the Portland Marina. Currently being run as a successful holiday rental.

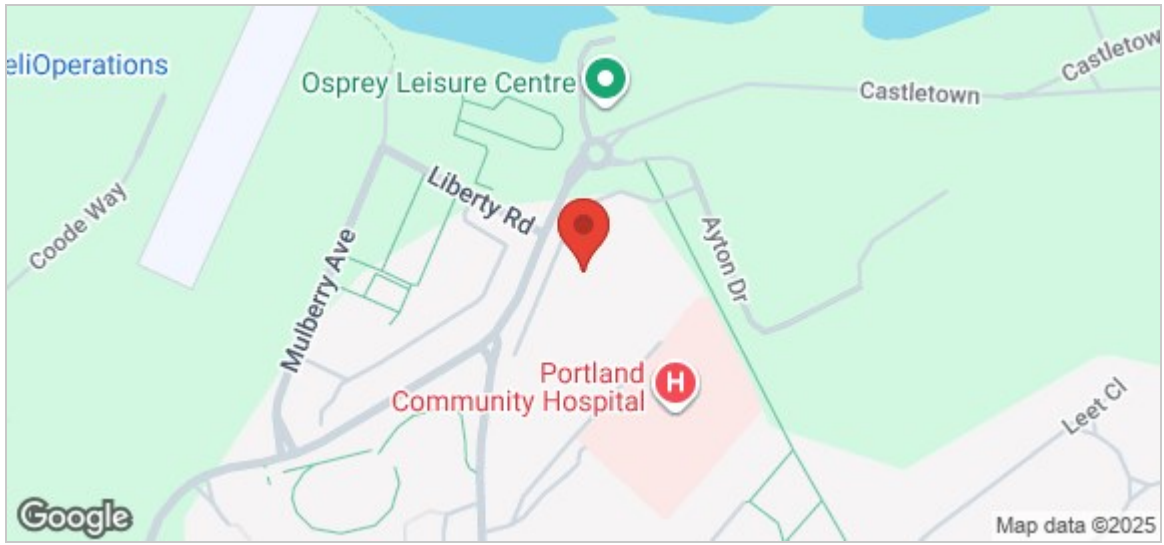
Access into the development is via a secure resident's car park. The apartment benefits from an tandem allocated parking space. Entering the communal hall both stairs and lift rise to the apartment. This generous sized apartment benefits from accommodation arranged over two floors.

Entering the property you are greeted by bedrooms one and three. Both bedrooms are sizeable double bedrooms with built in wardrobe and sliding doors which lead out to a terrace. Bedroom one further benefits from a modern fitted en-suite shower room.

Stairs rise to the second floor where bedroom two, the family bathroom and kitchen/reception room are located. Bedroom two is a further double room, with sliding patio doors leading out to a balcony. The family bathroom comprises a modern fitted suite with bath and shower over, wash hand basin and WC. The striking open plan kitchen/reception room is of front aspect and enjoys beautiful views, there are two sliding patio doors that lead out to a further balcony. The balcony is spacious enough to house a large table and chairs, making this space perfect for entertaining and al fresco dining. The kitchen area comprise a modern fitted selection of colour matching eye and base level storage cupboards and a host of domestic appliances.

The vendor informs us the property had a 200 year lease from 2006 and a service charge of £2860 per annum, paid half-yearly with a ground rent of £500. Pets are permitted upon request and holiday lets are allowed.





Bedroom One
16'11 max x 9'8 max (5.16m max x 2.95m max)

En-suite

Bedroom Three
16'11 x 9'6 (5.16m x 2.90m)

Terrace
65'7"'9'10" x 32'9"'3'3" (20'3 x 10'1)

Balcony
19'10 x 10'2 (6.05m x 3.10m)

Bedroom Two
15'3 max x 9'7 max (4.65m max x 2.92m max)

Kitchen/Reception Room
20'11 max x 17' max (6.38m max x 5.18m max)

Balcony
20'8 x 10' (6.30m x 3.05m)

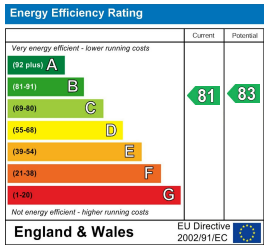
Additional information

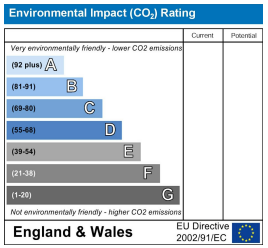
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Purpose Built Apartment
Property construction: Standard
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.





12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk