



Welcome to Maritime House

Welcome
Atlantic Academy
an Aspirations Academy

Atlantic Academy Portland
MAIN RECEPTION

STAFF & VISITOR

Maritime House
Portland, DT5 2NT

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**Offers In Excess Of
£80,000 Leasehold**



Maritime House

Portland, DT5 2NT

- Sea Views
- Studio Apartment
- Lift Access
- Located On The Second Floor
- Ideal Investment Property
- Viewings Highly Recommended
- Perfect First Time Purchase
- Open Plan Living
- Double Glazed Windows
- Local Transport Links





A SPACIOUS ONE BEDROOM Self Contained STUDIO APARTMENT situated on the ISLE OF PORTLAND.

The Apartment is positioned on the Second Floor with access via lift. The property itself is only a short walk away from lift and includes a living room with kitchenette, shower room and bedroom. The property has a large double glazed window allowing for plenty of natural light.

The living room / Kitchen area is of a good size and offers enough floor space for a sofa, coffee table and additional seating. The kitchenette has a range of base units, cooker, hob & extraction fan as well as a singular



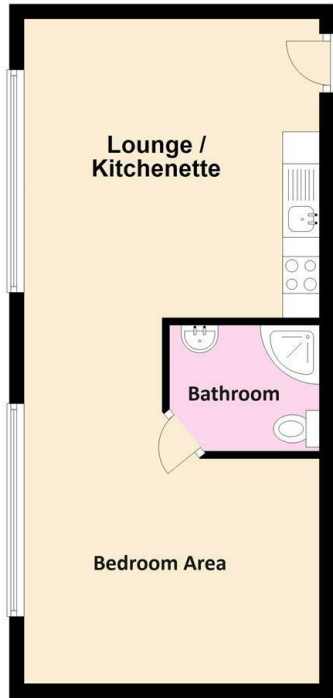
wall unit.

The bedroom area is of a double bedroom size with enough space for a king size bed and additional bedroom furniture.

The bathroom comprises a WC, walk in shower and wash hand basin.

The property is situated in Maritime house, ideally positioned at the South of Portland. Nearby, there are pleasant walks along the coast line. The Island of Portland is a pleasant community and nearby Easton Square provides a range of shops and eateries.





Living Room / Kitchenette

13'5" x 13'3" (4.09m x 4.04m)

Bedroom Area

14'2" x 13'7" (4.34m x 4.15m)

Bathroom

7'10" x 6'0" (2.41m x 1.83m)

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: Flat
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Electric
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Lease & Maintenance

The vendor has informed us that the property has a 125 year lease which commenced in 2008 and concludes in 2133. The vendor has also informed us that the annual ground rent is a peppercorn ground rent and the service charge is £940.00 per annum which also includes insurance.

We suggest that you get this information checked by a solicitor before you incur any costs.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		46	70
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		