



## 9 Jurassic View

Portland, DT5 2NS

Asking price £195,000



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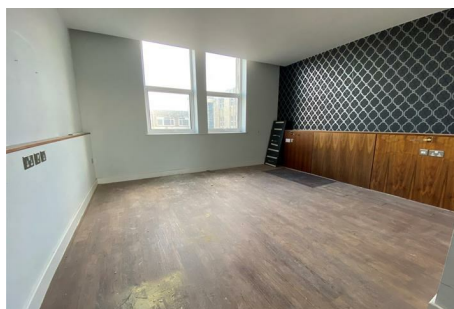
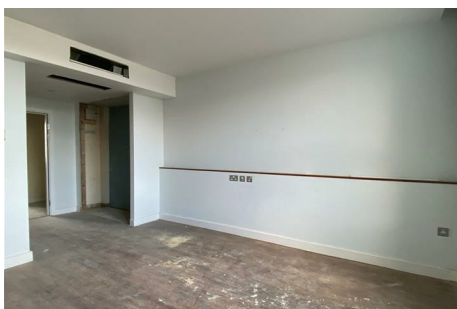
A NEWLY REFURBISHED, UNIQUELY SPACIOUS, two bedroom first floor apartment with STUNNING SEA VIEWS towards PORTLAND BILL.

The complex boasts an on-site restaurant, parking for at least one vehicle and is situated moments from PICTURESQUE walks along the SOUTH WEST COAST PATH.

The development was formerly utilised as MOD offices and was initially converted to a hotel approximately 15 years ago. The most recent conversion to apartments offer modern fitted kitchens, contemporary bathroom suites with baths and showers, sizeable living accommodation with large, sunny aspect windows allowing uninterrupted sunlight and fantastic views. Each apartment will benefit from allocated parking for at least one vehicle.

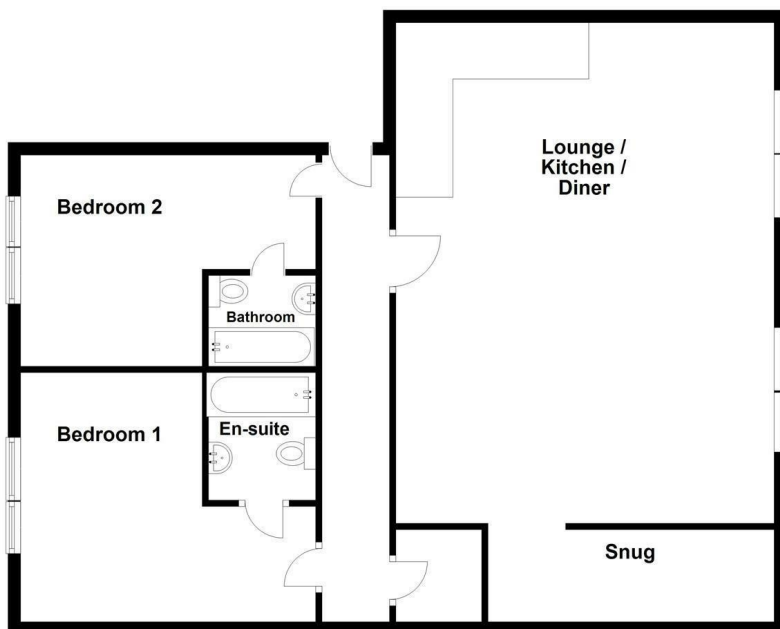
The first apartments should be ready for occupation late 2022/ early 2023.

CGI's coming soon and site visits available immediately.



Tel: 01305 822 222





### Lease Information

The vendor has informed us that each property will benefit from a 999 Year Lease.

Ground Rent: £10

Service Charge: £2565 per annum payable quarterly in advance

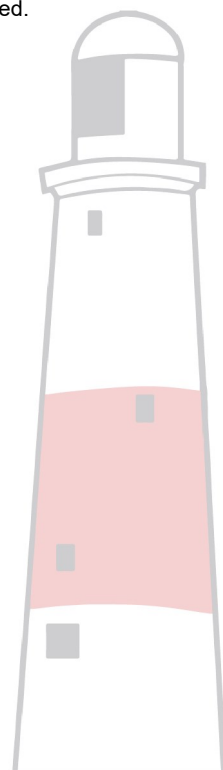
These details should be checked by your solicitor for accuracy before any financial expenditure is incurred.

### Important Notice

The artist's impression, photos, floor plans, configurations and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing any particular or proposed dwelling or development. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute part of a contract or a warranty. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements are approximate. Prospective purchasers are requested to check before entering into negotiations as to whether the specification has changed.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



12 Easton Street, Portland, Dorset DT5 1BT