



Woolcombe Road

Portland, DT5 2HY

 2  1  1  C

Offers In Excess Of
£145,000 Leasehold



Woolcombe Road

Portland, DT5 2HY

- Purpose Built Flat
- Ground Floor
- Two Double Bedrooms
- Private Rear Garden
- Well Presented Throughout
- Spacious Rear Aspect Lounge
- Modern Fitted Kitchen
- Family Shower Room
- Ideal First Time Buy or Investment
- Viewing Highly Advised





A superb opportunity to acquire a well-proportioned TWO DOUBLE BEDROOM GROUND FLOOR purpose-built apartment, complemented by the highly desirable benefit of its own PRIVATE GARDEN. Situated in a highly popular location, close to local amenities, schools and stunning COASTAL WALKS, viewings come highly advised to appreciate all that this flat has to offer.



Offering approximately 742 sq ft of accommodation, this spacious home provides a practical layout with well-defined living and bedroom areas, making it an ideal choice for first-time buyers, downsizers, or investors alike.



The property opens into a welcoming entrance hall, providing access to all principal rooms. The generously sized lounge offers a comfortable space for relaxing and entertaining, while the separate fitted kitchen provides a practical and well-appointed area for everyday living.

Both bedrooms are genuine double bedrooms, providing excellent flexibility for those requiring additional space for guests, home working or storage. The accommodation is completed by a modern bathroom.

One of the property's standout features is the private garden, providing a valuable outdoor space that is particularly desirable for a ground floor apartment. Whether enjoying a morning coffee, entertaining friends or simply having somewhere to relax outdoors, this private garden adds an excellent further dimension to the property.



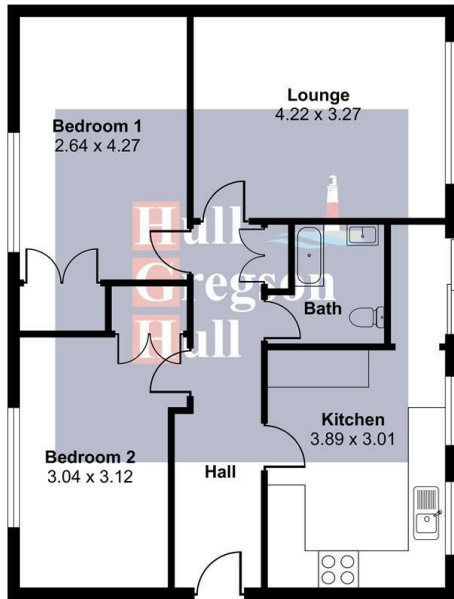
For further information or to arrange a viewing, please contact the sales team who will be delighted to help and book you in for your new home.

*** Please note under the Estate Agents Act 1979 one of the vendors is related to a member of staff who works for Hull Gregson Hull Lettings Ltd. ***

Cavendish Court

Approximate Total Area = 742.05 sq ft / 69.52 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Lounge
13'10" x 10'8" (4.22 x 3.27)

Kitchen
12'9" x 9'10" (3.89 x 3.01)

Bedroom One
8'7" x 14'0" (2.64 x 4.27)

Bedroom Two
9'11" x 10'2" (3.04 x 3.12)

Bathroom

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 Flat

Property construction: Standard

Tenure: Leasehold - The Vendor informs us that there is a 99 year lease from 2016. They pay £75 p/a

Ground Rent & £1,000 p/a Service Charge

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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	

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk