



4 Foylebank Way

Portland, DT5 1BA



Asking price
£80,000 Freehold

Hull
Gregson
Hull

Foylebank Way

Portland, DT5 1BA

- Retirement Apartment
- Designed For Over 55's
- Allocated Parking
- Well Presented Throughout
- Close To Bus Route
- No Onward Chain
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Elegant Communal Grounds
- Close To The Sea





3D VIRTUAL TOUR AVAILABLE

A well presented, TWO BEDROOM retirement property, 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 modern fitted kitchen and bathroom.

The hallway is a generous size with ample space for storage. Doors leads into all accommodation including the lounge/ diner, kitchen, two bedrooms and bathroom.

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 range style oven with extractor hood, space for a fridge/ freezer, integral washing machine and ample storage cupboards.



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

Bedroom Two is also a good size and boasts a range of fitted wardrobes.

The bathroom can be accessed from the hallway or bedroom one. The bathroom comprises a panelled bath with shower over, a WC, pedestal wash hand basin and LED vanity mirror.

Externally, the property benefits from a communal card and ONE ALLOCATED PARKING space in the form of a carport.

*The property owns a 50% share. The remaining share is owned by Housing 21. The vendor has informed us that a service charge of approximately £612 per month is payable which includes the rent share, buildings insurance, maintenance of the communal areas, use of a communal lounge, laundry facilities and access to Careline.





Living Room

22'5" x 12'10" (6.84 x 3.93)

Kitchen

9'5" x 8'0" (2.89 x 2.44)

Bedroom One

11'1" x 11'2" (3.40 x 3.42)

Bedroom Two

9'1" x 8'10" (2.78 x 2.71)

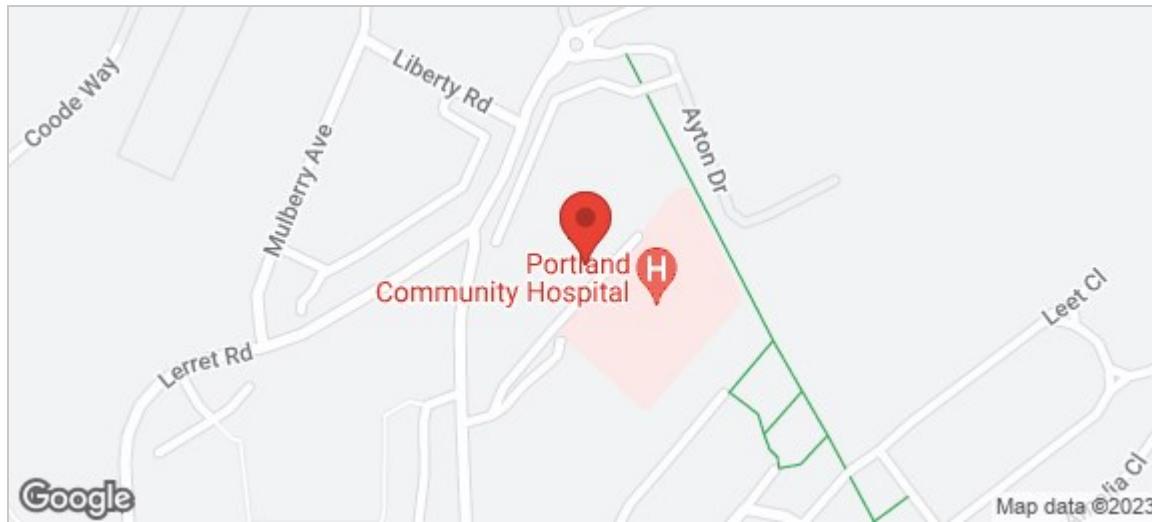
Bathroom

9'0" x 7'3" (2.75 x 2.21)

Lease & Maintenance Information

Please note, the owner has informed us that the Property owns a 50% share. The remaining share is owned by Housing 21. The vendor has informed that the property had a 125 Year lease from 2006 and the service charge and rent combined is approximately £612 per month.

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



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 (CO₂) 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

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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