



Alm Place

Portland, DT5 2LT

 2  1  1  B

Offers In Excess Of
£175,000 Leasehold



Alm Place

Portland, DT5 2LT

- Spacious Two Bedroom, Second Floor Apartment
- Bright and Airy Open Plan Kitchen / Reception Room
- Kitchen Area with Fitted Units, Integrated Oven and Hob, and Ample Workspace
- Ideal First Time Purchase
- Allocated Parking Space in Carpark to Rear
- Moment from Supermarket and other Local Amenities
- Immaculately Presented Throughout
- Short Stroll to Countryside and Coastal Walks
- Long Leasehold
- Access to Communal Garden in Alm Place





A modern PURPOSE BUILT second floor TWO DOUBLE BEDROOM modern apartment. Situated in the heart of a HIGHLY POPULAR newly built development. This immaculately presented apartment benefits from A SPACIOUS OPEN PLAN LOUNGE/KITCHEN, two double bedrooms and a MODERN SHOWER ROOM. Outside the apartment further offers an ALLOCATED PARKING SPACE.



Access is gained via the building secure telephone entry system, where stairs rise to the second floor where the apartment is located.

Stepping in, you're welcomed into a

generous entrance hallway with doors leading off to all rooms, setting the tone for the well-planned layout ahead.



To your right, you'll find the open-plan kitchen and reception room - an impressive space stretching over 27 feet in length. Flooded with natural light, this room is the heart of the home. The kitchen area is fitted with modern units, a built-in oven and hob, and plenty of worktop space as well as benefitting from 'Harvey M2 minimax' water softener system, plumbed directly to the mains water supply and is situated in a cupboard under the sink in the kitchen. The living area provides ample room for both dining and relaxation. It's the perfect setting for entertaining guests or unwinding at the end of the day.

Heading back through the hallway, you'll find Bedroom One, a comfortable double room with space for wardrobes and a peaceful atmosphere - ideal for a restful night's sleep.

Next door, Bedroom Two offers great versatility - equally suited as a guest room, home office, or cosy retreat.

The property also features a modern shower room and a separate WC, both conveniently located off the hallway for ease of access.

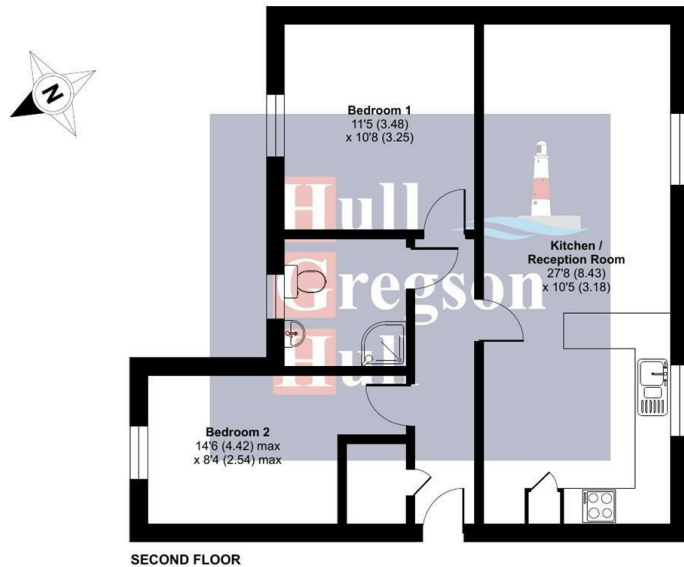
Throughout, the apartment feels light, airy, and inviting, with a sense of space that's enhanced by the thoughtful design and flow of the layout.



Alm Place, Portland, DT5

Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1363169

Kitchen / Lounge Diner

27'8 x 10'5 (8.43m x 3.18m)

Bedroom One

11'5 x 10'8 (3.48m x 3.25m)

Bedroom Two

14'6 x 8'4 (4.42m x 2.54m)

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: Apartment

Property construction: Standard

Mains Electricity

Tenure: Leasehold, 999 years from new with 989 remaining, pets aren't allowed, no holiday letting and there is an annual service charge of £1,382.

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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 firm's 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 (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 | |

12 Easton Street, Portland, Dorset, DT5 1BT

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