

Alm Place

Portland, DT5 2LT

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Offers In Excess Of
£150,000 Leasehold

Hull Gregson Hull

Alm Place

Portland, DT5 2LT

- Apartment with Own Private Entrance
- Generous Open-Plan Lounge, Kitchen & Dining Area
- Ample Built in Storage
- Two Well Proportioned Double Bedrooms
- Modern Shower Room with Double Walk In Shower
- Allocated Parking For One Vehicle
- Modern Built Block
- Long Leasehold - 988 Years Remaining
- Ideal First-Time Buy, Investment Or Downsizing Opportunity
- Moments from Supermarket, Coastal Walks & Local Amenities

















Benefitting from its OWN PRIVATE ENTRANCE, this well-proportioned TWO BEDROOM APARTMENT offers SPACIOUS AND WELL-BALANCED ACCOMMODATION, including a GENEROUS OPEN-PLAN LOUNGE, KITCHEN AND DINING AREA, together with the added advantage of ALLOCATED PARKING FOR ONE VEHICLE

The property welcomes you into a spacious ENTRANCE HALL, providing access to all principal rooms and offering a practical sense of separation between the living and sleeping accommodation. An impressive OPEN-PLAN



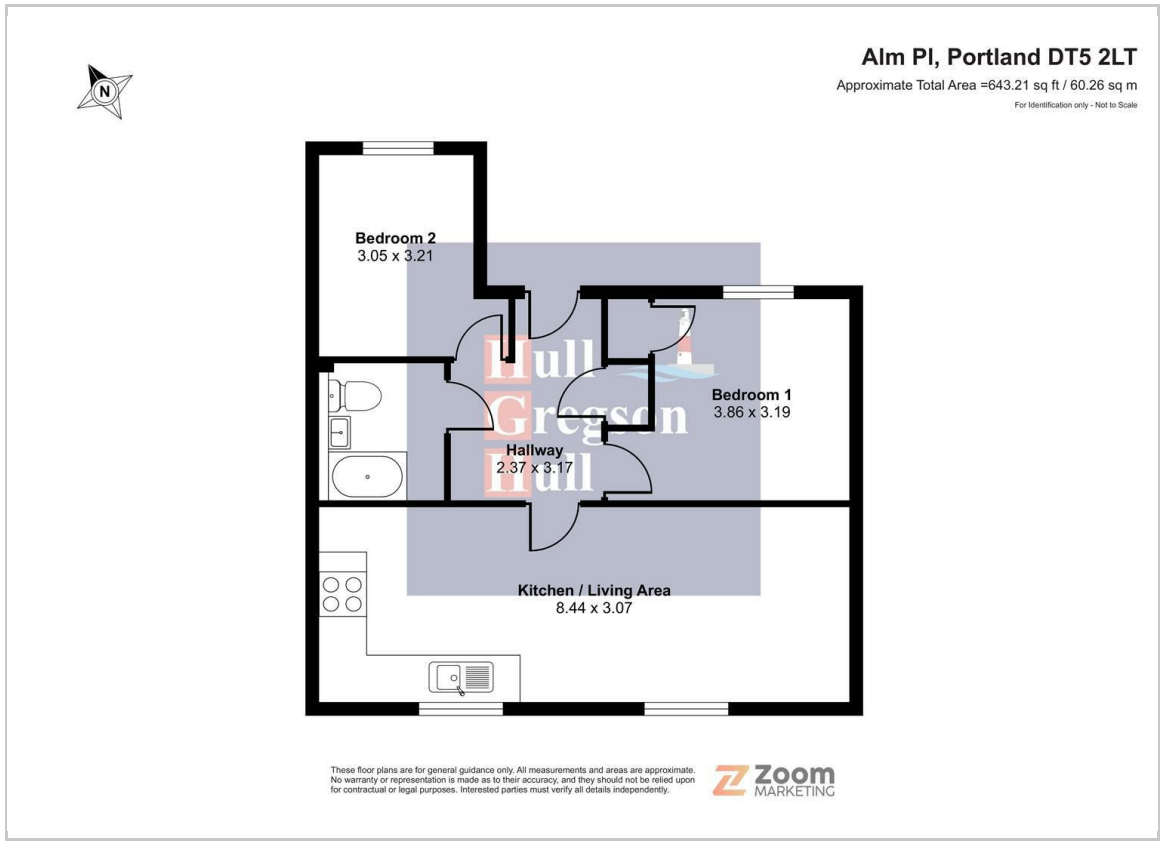
KITCHEN, LIVING AND DINING SPACE, creates a welcoming and sociable heart to the home. Measuring over 27ft in length, the room provides ample space for both lounge and dining furniture, whilst the fitted kitchen offers a range of storage units and work surfaces, ideal for modern-day living and entertaining alike.

The property boasts TWO GENEROUS DOUBLE BEDROOMS, with the principal bedroom offering plenty of room for wardrobes and additional furnishings. Bedroom two is also a comfortable double and would serve equally well as a guest bedroom, home office or hobby room.

The accommodation is completed by a MODERN FAMILY SHOWEROOM fitted with a DOUBLE SHOWER, wash hand basin and WC.



Combining the convenience of SINGLE-LEVEL LIVING with the benefit of a PRIVATE ENTRANCE, this attractive home would make an ideal first-time purchase, investment opportunity, or downsizing option. Situated close to Portland's amenities and coastline, the property offers a superb blend of practicality, comfort and location.





Kitchen / Living Room
27'8" x 10'0" (8.44 x 3.07)

Bedroom One
12'7" x 10'5" (3.86 x 3.19)

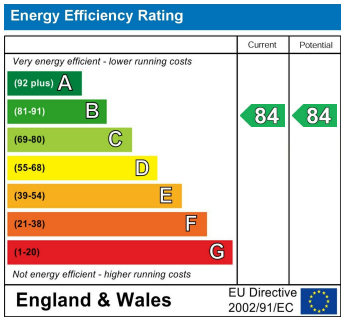
Bedroom Two
10'0" x 10'6" (3.05 x 3.21)

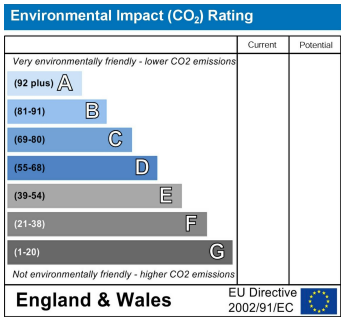
Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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

Lease Details
The vendor has informed us the property has a 999 year lease from 2017, and that he currently pays approximately £1,200 per anum for the service charge, with building insurance included.

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.





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