



## Flat 5 Mariners Court, Chiswell

Portland, DT5 1AN

**£127,500**



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A well presented two bedroom first floor apartment with ALLOCATED PARKING and recently fitted carpets, situated moments from CHESIL BEACH. Offered with NO ONWARD CHAIN.

A communal staircase leads to the first floor with a doorway opening onto the rear terrace and access to the front door.

The door opens into the hallway with access to all accommodation. Both bedrooms are situated to the rear; one a double room, the other a generous single. Continuing along the hallway is a useful storage cupboard, access into the kitchen, shower room and living room.

The living room is a generous size, spanning the width of the property with two windows and a serving hatch looking back into the kitchen.

The kitchen comprises a range of fitted units with a recently fitted worktop, a recently fitted integrated oven and space for a fridge/ freezer and washing machine.

Completing the accommodation is the shower room which comprises a quadrant shower cubicle, a close coupled WC and pedestal wash hand basin.

Outside is an allocated parking space.



Tel: 01305 822 222

## Ground Floor



**Living Room**  
20' x 8'8" (6.10m x 2.64m)

**Kitchen**  
8'11" x 7'4" (2.72m x 2.24m)

**Bedroom One**  
10'7" x 8'4" (3.23m x 2.54m)

**Bedroom Two**  
9'9" x 6'5" (2.97m x 1.96m)

### Lease & Maintenance

The vendor has informed us that the property had a 999 year lease from when the property was built, the service charge is approximately £75 per month, pets will be considered upon request and no holiday lets are permitted.

These details should be checked by your solicitor before any expenses are 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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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