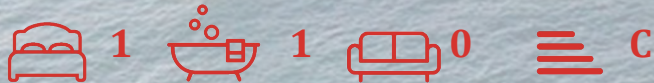




## Flat 6 Maritime House

Portland, DT5 2NT



Offers In The Region  
Of £85,000 Leasehold



# Maritime House

Portland, DT5 2NT

- Studio Apartment
- No Onward Chain
- Recently Redecorated
- Allocated Parking
- Return of approximately 7.4%
- Lift Access
- Located On The Second Floor
- Tenant In Situ
- Great Investment Property





Cash Buyers Only | Tenant in Situ.

A Self Contained STUDIO APARTMENT situated on the ISLE OF PORTLAND.

The Apartment is positioned on the Second Floor with lift access and comprises a studio room and shower room. It has a large double glazed window allowing for plenty of natural light. The accommodation has a large OPEN PLAN feel and includes a modern fitted kitchen with a range of wall and base level units, the flooring is laid to a wooden LVT.

Completing the accommodation is a modern fitted SHOWER ROOM, containing a corner shower cubicle, low-level W.C and pedestal wash hand basin.

The property is situated in Maritime house, ideally positioned at the South of Portland. Nearby, there are pleasant walks along the coast line. The Island of Portland is a pleasant community and nearby Easton Square provides a range of shops and eateries.

The property is offered for sale with NO ONWARD CHAIN and has plenty of parking on site on a 'first come, first served' basis.

The current tenancy in place is a fixed term assured shorthold tenancy, the tenant is currently paying £625.00 PCM. This currently offers a gross yield of just over 8% per annum based upon a purchase price of £85,000.

\*Due to the nature of the buildings construction, we advise that this property is only available to cash buyers only.

## Ground Floor



**Living Space**  
19'8" x 15'11" (6 x 4.87)

### Lease Information

The vendor has informed us that the property had a 140 Year Lease from 2020.

The Vendor has informed us that the Service Charge currently is circa £550.00 per year (subject to annual spend) : Ground Rent is £1.00 per year : Buildings Insurance is currently £225.00 per year, Plus Council Tax and utilities.

These details should be checked by your solicitor for accuracy.

### Agent Notes

This property is being sold with a tenant in situ. The current tenancy in place is a fixed term assured shorthold tenancy, the tenant is currently paying £575.00 PCM.

### 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 Construction

Mains Electricity

Tenure: Leasehold, with a 140 year lease from new and 136 years remaining with a service charge of £550.00 per annum, buildings insurance is £195 per annum, No Pets, no holiday lets. Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric Storage Heaters

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

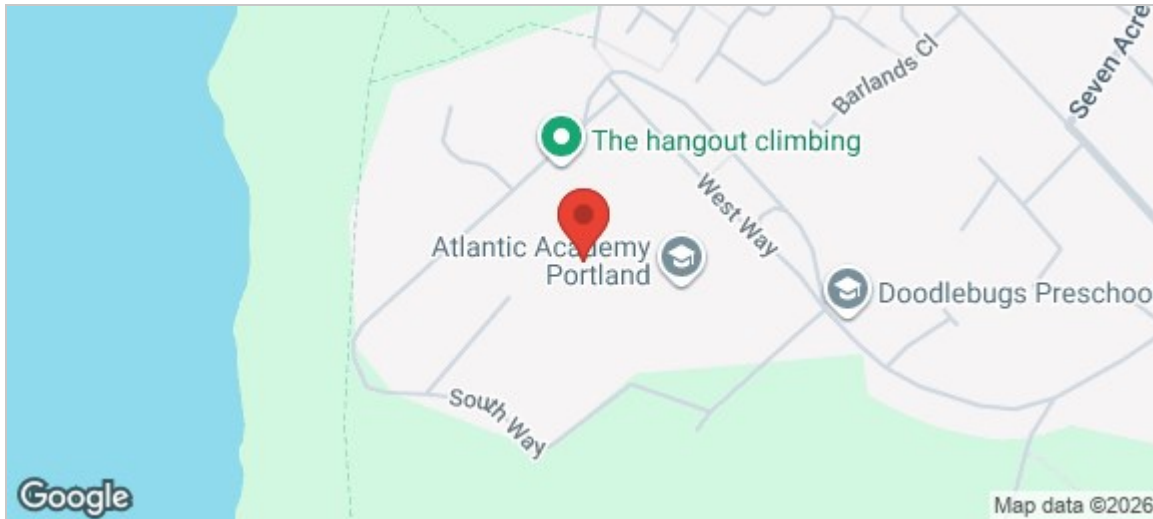
<https://checker.ofcom.org.uk/>

### 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		71	79
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			
England & Wales			
EU Directive 2002/91/EC			



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