

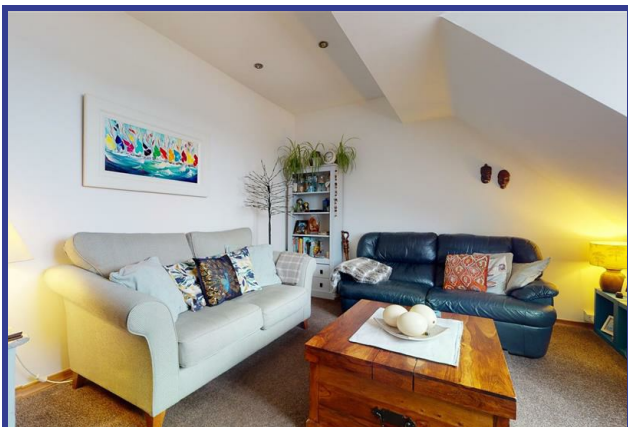


## 30 Montrose Close

Portland, DT5 2BN

£175,000

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£175,000



**\*\*3D VIRTUAL TOUR AVAILABLE!\*\***

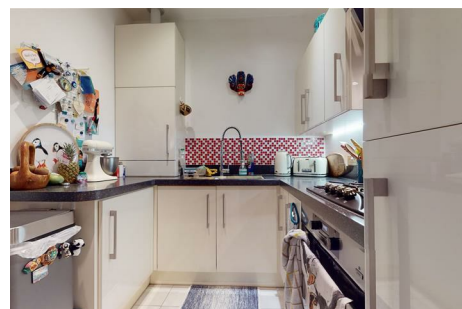
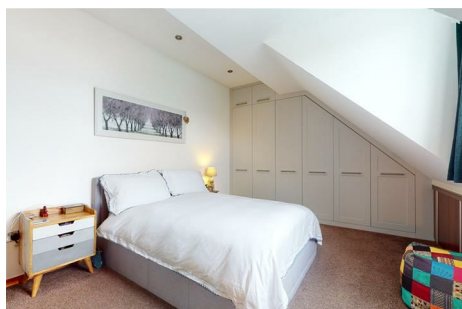
A beautifully presented, two double bedroom, first floor apartment situated within a quiet cul-de-sac near Easton Square, Portland with a MODERN KITCHEN, MODERN BATHROOM & ALLOCATED PARKING.

The accommodation comprises a generous entrance hallway with space for a small table. The living room is situated at the end of the hallway and is a lovely sized room with ample space for a range of furniture as well as a southerly aspect window allowing for plenty of natural light.

Both bedrooms are generous doubles; the main room benefitting from bespoke full width fitted wardrobes. The kitchen is modern and comprises a range of fitted units with integrated appliances including an integral electric oven with gas hob and extractor fan.

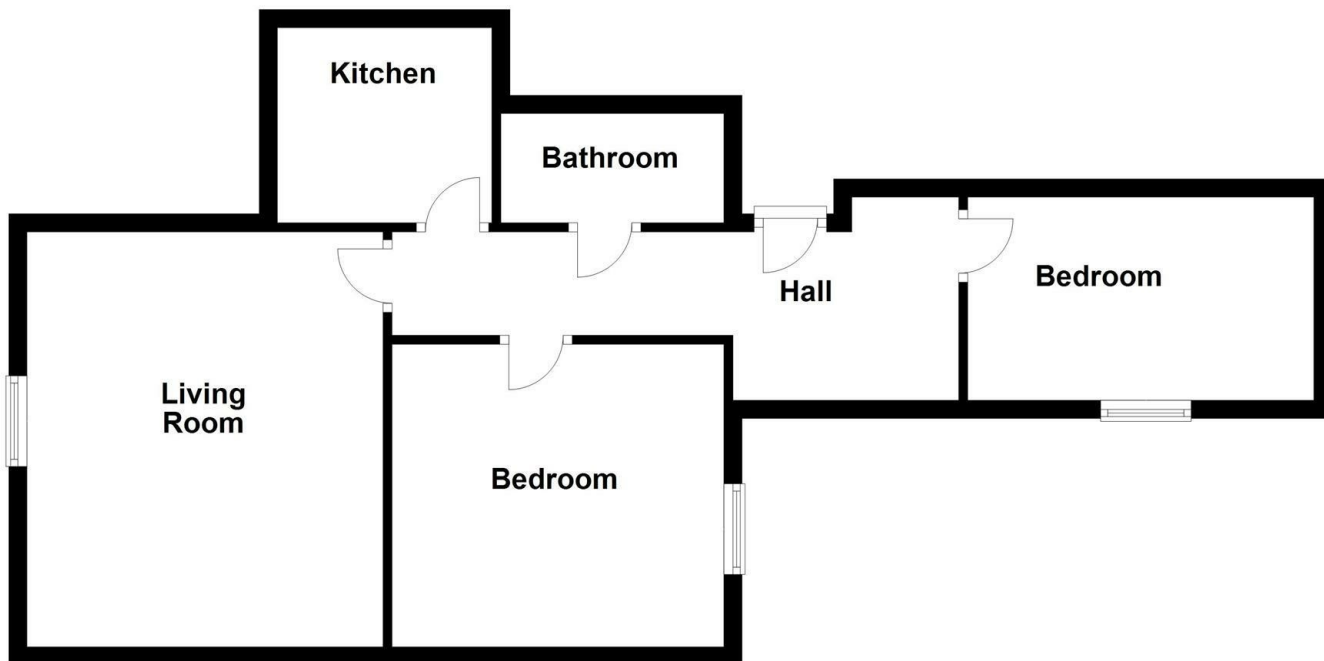
Completing the accommodation is a modern shower room with a walk in shower cubicle, a close coupled WC and vanity wash hand basin.

Externally, there is one allocated car parking space. There is also a communal garden offering a pleasant place to sit out in, especially during the warmer months and a communal washing line.



Tel: 01305 822 222





**Living Room**  
15'0" x 12'11" (4.58 x 3.94)

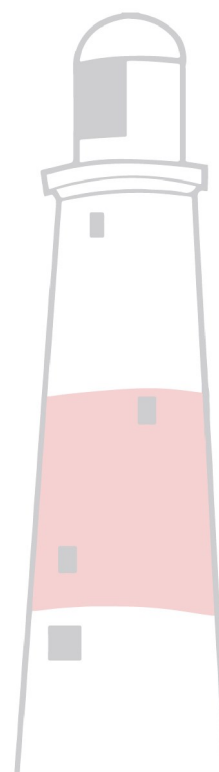
**Bedroom One**  
14'3" x 7'4" (4.35 x 2.25)

**Bedroom Two**  
12'7" x 10'9" (3.85 x 3.29)

**Kitchen**  
7'10" x 7'1" (2.4 x 2.17)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



12 Easton Street, Portland, Dorset DT5 1BT