



Instinct Guides You



East Weare Road, Portland £110,000

- Access to Southerly Gardens
- No Onward Chain
- Newly Refurbished
- Some Sea Views
- Spacious Throughout
- New Lease



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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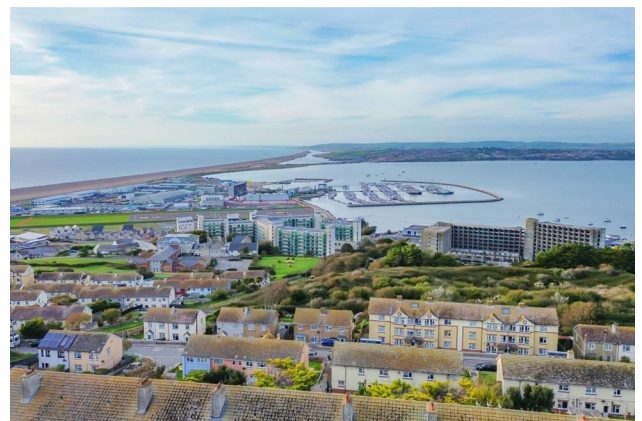
A spacious one bedroom apartment with communal GARDEN usage and some SEA VIEWS presented with NO ONWARD CHAIN. The home is newly refurbished with a brand new 125-year lease and offers an excellent opportunity for first time buy or turnkey investment.

Steps to the ground floor invite you to the block with the flat entrance door to the right and a rear door at the end leading to the gardens.

Inside, a spacious lounge/diner boasts excellent proportions. with views towards the sea to the west and ample room for furniture. Adjacent, a newly fitted kitchen enjoys excellent storage with two integrated storage cupboards - one of which featuring a recently replaced boiler.

Across, the main bedroom is a generous double with views towards the garden; The new bathroom suite completes the accommodation with bath, toilet and basin.

Outside, the home retains a quarter of the southerly garden with initial concreted area and lawned segment, also, with scope to privatise the space.



Room Dimensions

Lounge / Diner 13'6" x 9'6" (4.12m x 2.91m)

Kitchen 10'2" max x 7'7" max (3.10m max x 2.32m max)

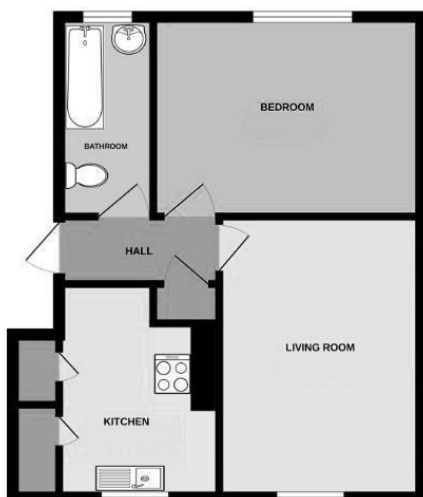
Bedroom 13'0" x 9'6" (3.97m x 2.90m)

Bathroom 9'5" x 5'0" (2.89m x 1.54m)

Lease and Maintenance Information

The vendor informs us the property has a newly-issued 125 year lease with approx. £256 per year service charge and £10 per year ground rent. Residential lets are allowed; pets and holiday lets are not.

We recommend these details are verified with a solicitor before incurring costs.



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 (CO ₂) 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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.