

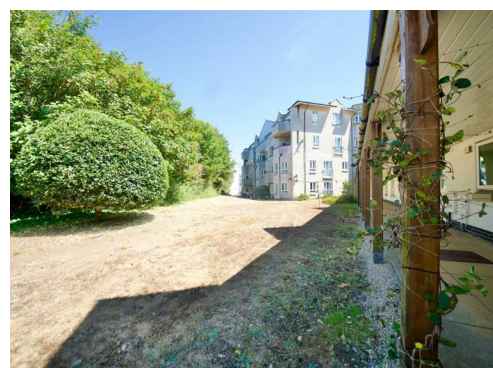


Instinct Guides You



Foylebank Way, Portland £150,000

- Allocated Car Port
- Over 55's Retirement Apartment
- No Onward Chain
- Bus Route Nearby
- Sea Views From Elegant Communal Gardens
- Outdoor Courtyard Space
- Fully Furnished



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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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Situated moments from Portland Harbour, with SEA VIEWS from the mature communal gardens, this over 55's retirement apartment is offered for sale with NO ONWARD CHAIN and benefits from a CAR PORT, modern kitchen and bathroom.

The generous entrance hall provides ample space for storage and access to all principal rooms, including the spacious lounge/dining room, kitchen, two bedrooms and bathroom.

The substantial lounge/dining room spans the full length of the apartment, providing plenty of space for both comfortable seating and a dining table, making it ideal for everyday living and entertaining.

The modern kitchen is fitted with a range of matching wall and base units with complementary work surfaces. It features a range-style oven with an extractor hood, space for a fridge/freezer and a good selection of storage cupboards.

Bedroom One is a well-proportioned double room with ample space for a double bed and a range of bedroom furniture. It also benefits from direct access to the bathroom. Bedroom Two is another good-sized double bedroom and features a range of fitted wardrobes, providing excellent storage.

The bathroom is fitted with a panelled bath with a shower over, WC and wash hand basin.

Externally, the property benefits from mature communal gardens to the front, a communal courtyard to the rear and an allocated CAR PORT. Convenient bus routes are nearby, and the development offers an excellent range of facilities, including a café, residents' lounge, laundry room and guest suite for residents and their visitors to enjoy.



Lounge 22'2" > 11'0" x 12'11" > 9'4" (6.77 > 3.36 x 3.94 > 2.85)

Kitchen 9'6" x 7'11" (2.92 x 2.43)

Bedroom One 12'11" x 11'1" (3.96 x 3.4)

Bedroom Two 8'11" x 8'11" (2.73 x 2.73)

Bathroom 8'11" x 7'3" (2.72 x 2.22)

Lease & Maintenance Information

The vendor informs us that the property has a 125 Year lease which commenced in 2006, and a monthly service charge of £352.82 with a support charge of £18.87 a month which is reviewed yearly, pets are permitted upon request.

Please ensure these details are verified by your solicitor before incurring any further 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.