

DIRECT



MOVES



## East Weare Road

, Portland DT5 1EX

- Two Double Bedroom second floor apartment
  - Enclosed Balcony
  - Fantastic investment opportunity
- No Forward Chain - 28 day exchange required
- Spectacular views of Portland Harbor and Jurassic Coast
- Non-Standard Construction - CASH BUYERS ONLY
- Sold as Seen
- Please see notes for additional property information

**£100,000 Leasehold**



### Frontage

The property is entered via a communal landing. To the left of the front door is a private store cupboard benefitting the property. Upon entering through the front door there is a spacious carpeted lobby,

### Main bathroom

From the Lobby, on your left is the partially tiled main bathroom with a double glazed, obscure window that faces the balcony. There is a wall mounted radiator, low level WC alongside a ceramic sink with stainless taps, and a bath with overhead shower.

### Additional WC

The door adjacent to the main bathroom leads to additional partially tiled WC with a wall mounted radiator.

### Living room

12'5" x 15'0"

Coming out from bedroom one and on the left is the living room benefiting from beautiful views over Portland Marina from the large, triple, double glazed window. The room is carpeted with a wall mounted radiator.



## Kitchen

14'4" x 8'10"

Moving through the Lobby the last door on the left hand side leads to the front aspect kitchen which is generous in size, a large, triple, double glazed front window allows in natural light while there are multiple cupboard spaces and room for white goods.

## Balcony

From the kitchen there is a door onto a good sized, lawn facing, covered balcony which sees a fair amount of light, with features for hanging baskets.

## Bedroom 1

12'5" x 14'7"

Coming out of the kitchen and into the Lobby, through the first left door is a front aspect bedroom with large, triple, double glazed window and wall mounted radiator, this room is carpeted and benefits from natural light.

## Bedroom 2

10'5" x 11'0"

Moving out from the living room, the last door on the left before exiting the property, is the second bedroom. This space is front aspect with another large, triple, double glazed window sharing the same beautiful views over Portland Marina as the living room. This room is fully carpeted too with a wall mounted radiator.

## Please Note

Please note there is an estimated cost of

£20,000 per flat to cover the following work;

Planned works due includes a major works project to deliver new windows, communal doors and entry systems, and communal area lighting. Replacement rainwater goods, together with fascias and soffits and removal of redundant chimneys. Replacement insulation to lofts and cavity walls, repointing, remove staining, redecoration and application of Storm-dry treatment to walls. Repairs to concrete balconies including installation of insulated cladding to soffits. Asbestos removal (if required) and scaffolding and equipment to work at height.

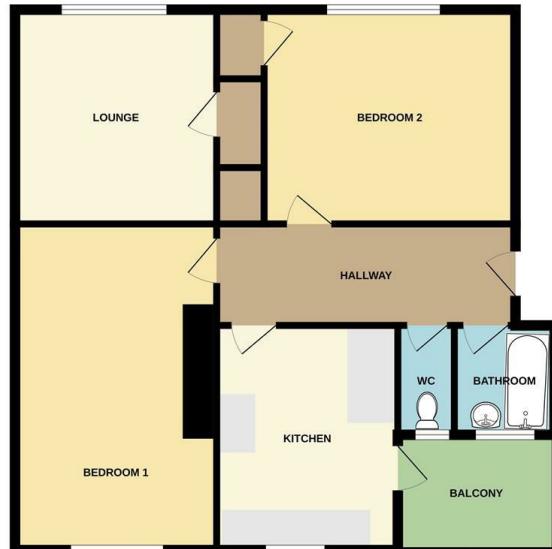
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This property is "Sold as Seen" please ask an agent for a copy of the sale terms.



Local Authority  
Council Tax Band **A**  
EPC Rating **C**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

