



**Connells**

Beresford House Liberty Road  
Portland



### Property Description

This second floor contemporary apartment has a light and inviting hallway with inbuilt video feed security panel. At the end of the hallway you enter into an open plan kitchen/lounge area, a modern kitchen which complements the modern feel of the living space. The space benefits from good natural light and views that look over Portland Harbour and beyond.

The bedroom is found at the front of the property and is an attractive bright space offering a superb view, looking out towards Portland Harbour, Portland Castle and Weymouth Bay. The room, which is large enough for a king size bed and furniture, benefits from a double full height built-in wardrobe.

The bathroom suite is modern and comprises a bath with shower over, close coupled WC and pedestal wash hand basin, complete with contemporary tiling and splash back.

Communal gardens surround most aspects of the property with a central private lawn and courtyard setting, and the flat includes a garage.

### Communal Entrance

Double glazed front door with Intercom system leading to the communal hallway. Stairs leading to all floors.

### Entrance

Door into:-

### Hallway

Central ceiling light, radiator, Intercom system, power points, door to-

### Storage Cupboard

Power points, BT point, fuse board.

### Bathroom

9' 9" max x 6' 4" ( 2.97m max x 1.93m )  
Suite is modern and comprises a bath with shower over, close coupled WC and pedestal wash hand basin, complete with contemporary tiling and splash back.

### Bedroom

9' 1" x 14' 1" ( 2.77m x 4.29m )  
Front aspect double glazed window which enjoys a terrific view that looks over Portland harbour and surrounding landscape. The room is large enough for a king size bed and furniture. Wall mounted radiator.

## Open Plan Living

## Kitchen / Lounge

15' 7" max x 11' 9" ( 4.75m max x 3.58m )

Kitchen Area: Four ring gas hob with electric oven, extractor fan overhead, range of eye and base level units with work surfaces over, sink unit with mixer tap, cupboard housing Combi boiler, built-in fridge freezer, built-in washing machine, radiator, spot lights, power points.  
The Living area has feature bay windows, power points, TV point, BT point, and central ceiling light.

## Outside

## Garage

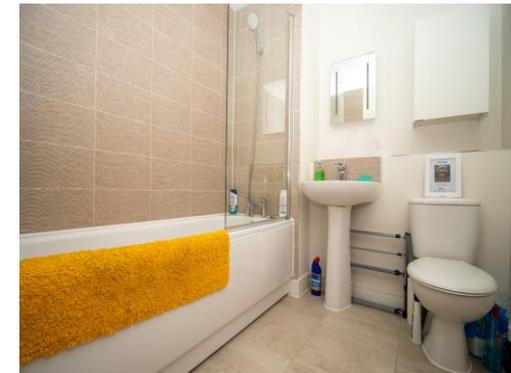
18' 7" x 9' 5" ( 5.66m x 2.87m )

Up-and-over door

## Communal Gardens

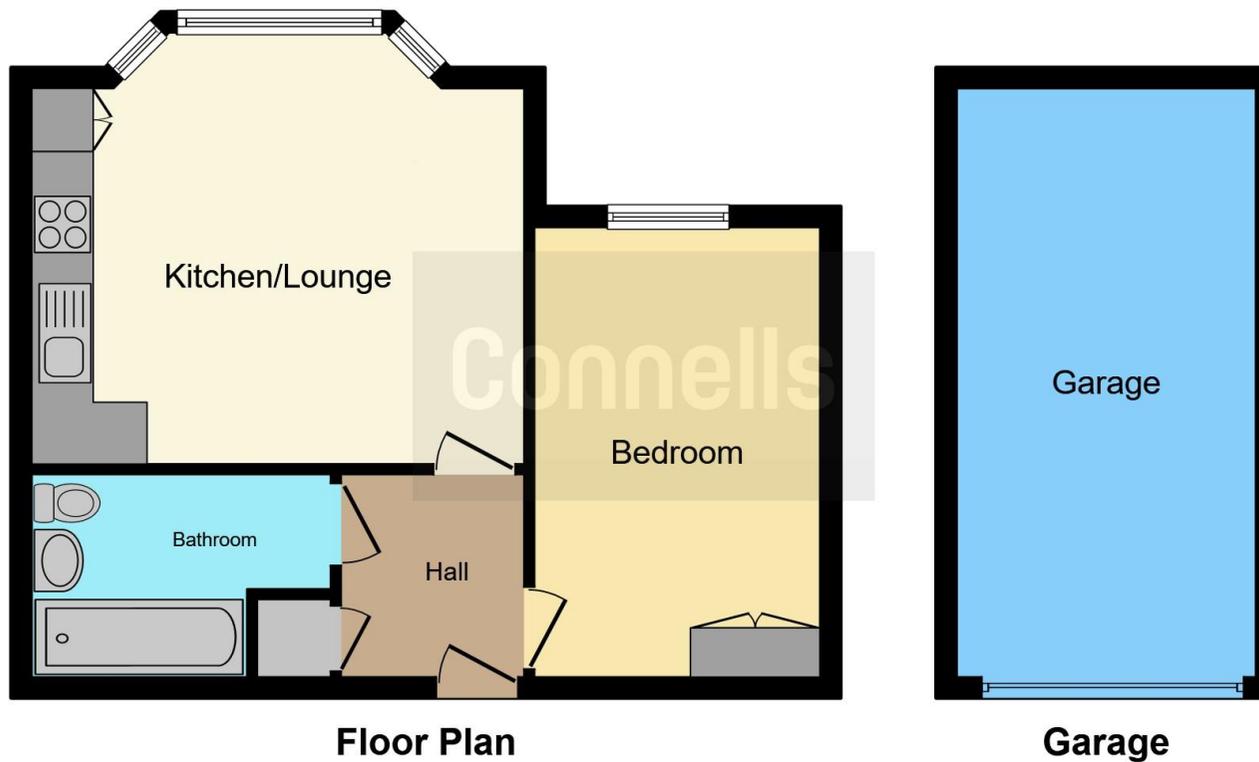
## Lease & Maintenance Charges

The vendor informs us that there is a 125 year lease which commenced in 2019, service charge is £168.97 per month, pets allowed with permission, no holiday letting is permitted.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax Band: A

Service Charge: 2027.64

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309687](http://connells.co.uk/Property/WEY309687)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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