

# HILLS PROPERTIES

OPENING DOORS FOR YOU

PORTLAND HOUSE

Ref: G1621



## AT A GLANCE

- Suitable for Cat 2
- Rock facing
- Ample storage space
- Mostly furnished
- Ideal location
- Private balcony
- Duplex
- Spacious living areas
- Leasehold

## SPECIFICATIONS

Beds:	3
Baths:	2
Parking:	Private Parking
Terrace area:	4m <sup>2</sup>
Living Area	107m <sup>2</sup>

## OUTGOINGS

Service charges:	£420 per quarter
Rates:	£208 per quarter

## DESCRIPTION

Lovely duplex for sale in Portland House.

Set on a mid level floor, the property comprises three bedrooms and two bathrooms and has c.107sqm of living area. Features include marble flooring, a private balcony, impressive Rock views, ample storage space, entrances on both floors, and a large open plan kitchen. Offered partly furnished. Leasehold. Sold on the open market with no residency restrictions. Suitable for Category 2 and HEPSS. Access to the communal rooftop swimming pool and gymnasium is available for a small fee exclusively for residents.

Currently let on a long-term basis and tenancy must be respected.

**£699,000**

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