





# 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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