



2 Corscombe Close
Weymouth, DT4 0UG

£1,100 PCM

2 2 1 C



2 Corscombe Close

Weymouth, DT4 0UG

- Garage
- Two Double Bedrooms
- Lift Access
- Marina Views
- Close to Weymouth Beach
- En-Suite to Main Bedroom
- Spacious Accommodation
- Short Stroll to Amenities
- Available Now For Immediate Move In
- EPC; B





AVAILABLE NOW FOR LET is this beautifully presented top floor apartment, boasting TWO DOUBLE BEDROOMS, TWO BATHROOMS, GARAGE, and views towards WEYMOUTH MARINA from the Balcony and principal bedroom.

The apartment is situated a stones throw from Weymouth Town Centre and the array of amenities and transport links the area has to offer.



Stepping through the front door, you enter into a central hallway, which offers two storage cupboards and provides access to all rooms. Proceeding to the furthest point is the living room; a beautiful square room



which is light and airy with ample space for seating, benefitting from patio doors opening onto the balcony with views towards the stunning Weymouth Harbour.

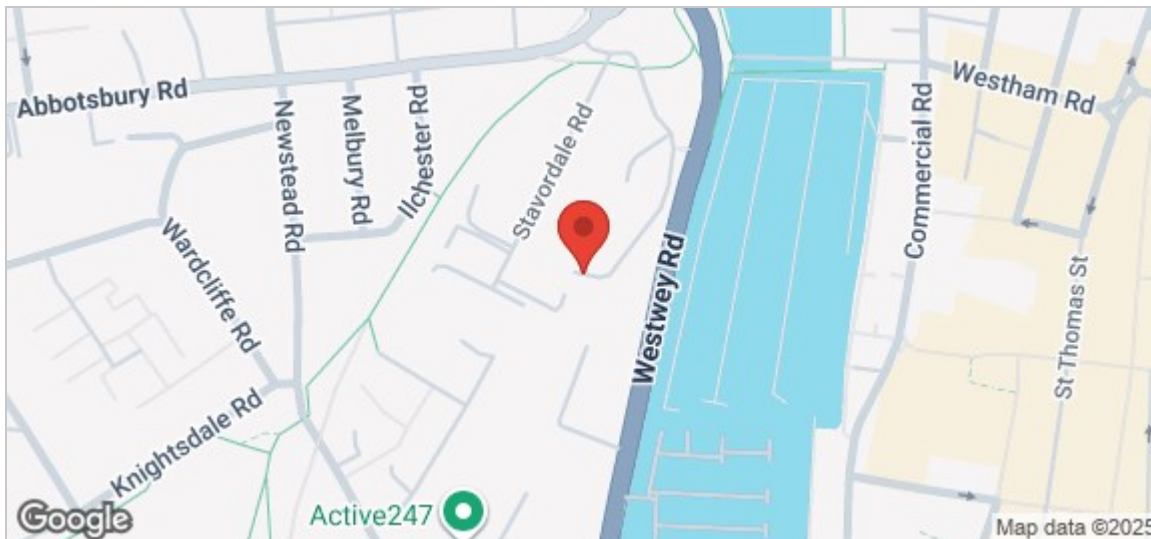
Adjacent to the living room is the kitchen. The kitchen comprises base level and wall mounted oak effect cabinets with worktop over and some integrated appliances. The kitchen is well-presented and provides ample space for the convenience to be used as a kitchen diner.

Bedrooms one and two are both well-proportioned double rooms. The primary room benefits from an en-suite shower room, which comprises an enclosed shower cubicle, wash-hand basin and WC.

Completing the apartment is the main bathroom which comprises a panelled bath with shower over, a close coupled WC and a pedestal wash hand basin.

Externally there is a generous size garage for parking and additional storage. It is located under the block with an up and over door. The lockable storage is in the communal hallway on the ground floor and offers excellent additional storage.





Lounge
13'0" x 15'5" (3.97 x 4.71)

Kitchen
11'2" x 6'0" (3.41 x 1.83)

Bedroom Two
11'3" x 9'1" (3.44 x 2.78)

Bedroom One
12'2" x 9'0" (3.72 x 2.76)

Tenant Fee's

Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are

incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Additional Info

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric Heaters
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
<https://checker.ofcom.org.uk/>

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (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 | |