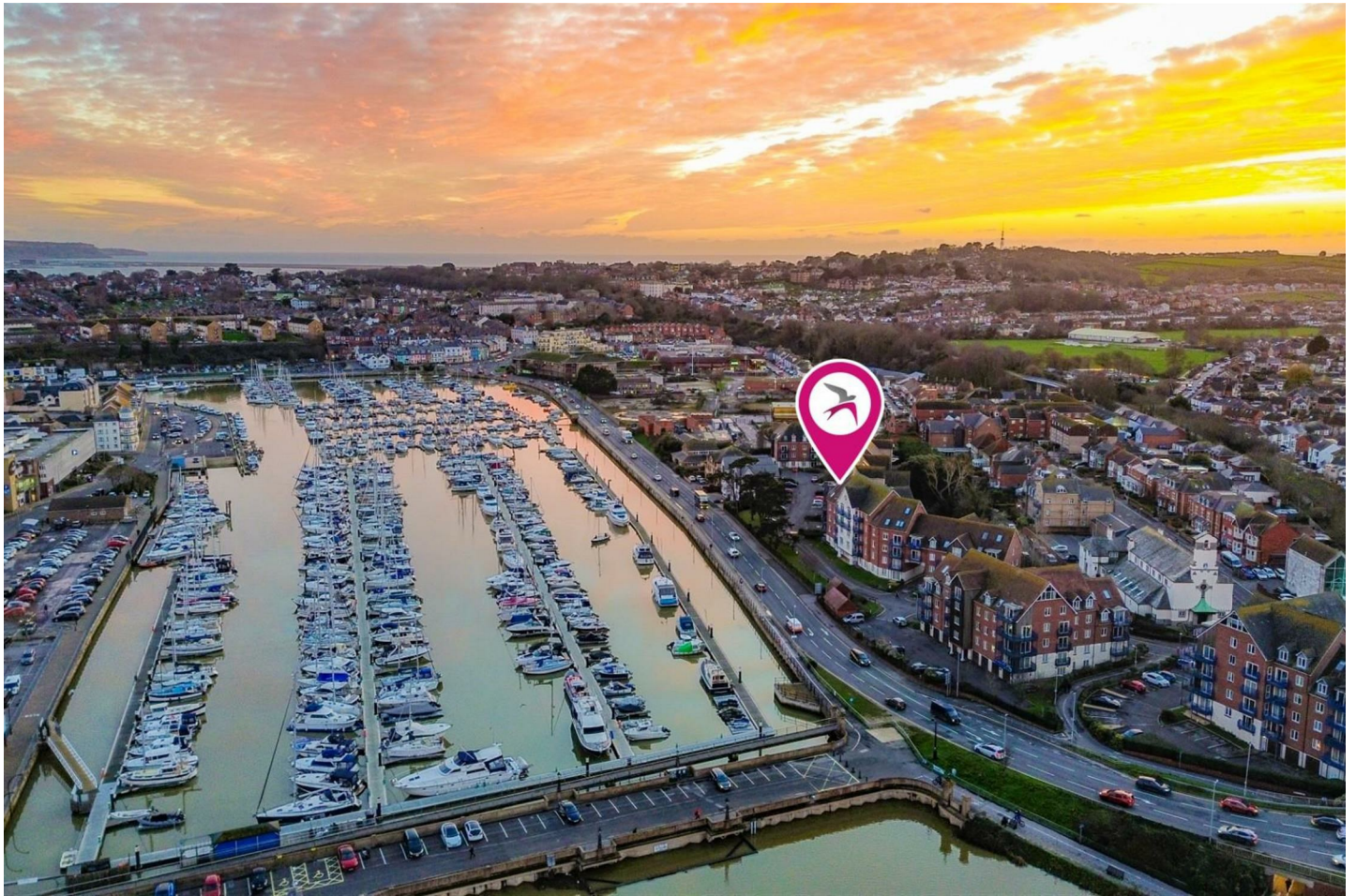




Instinct Guides You



## Corscombe Close, Weymouth £200,000

- Harbourside Views
- Parking
- No Onward Chain
- Balcony
- Two Bathrooms
- Generous Proportions Throughout
- Moments From Weymouth Town Centre
- Vast Range of Nearby Amenities



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Enjoy a front row seat to Weymouth's vibrant marina with this two bedroom, two bathroom apartment with BALCONY AND VIEWS on the doorstep of the harbour. The home enjoys lift access to all floors, PARKING and is presented with NO ONWARD CHAIN.

Situated among the second floor with lift access, the apartment enters initially into the hallway with generous storage cupboard to the right.

Into the accommodation, the living room/diner is a vast space with striking views across Weymouth marina and ample floorspace for an array of furnishings; The space adjoins a balcony with room for chairs and small table with similar views.

Adjacent, the kitchen enjoys an abundance of units for excellent storage as well as ample preparation space. The family bathroom centers the apartment with bath, shower and basin.

Opposite, bedroom two is a generous double with stellar views; Bedroom One is an even larger double with integrated storage and en-suite - boasting shower, toilet and basin.

Externally, the property retains one parking space near the block entrance despite excellent proximity to Weymouth Town Centre and its encompassed amenities as well as walking distance to the award winning Weymouth Beach.

## Room Dimensions

Living Room 19'10" max x 11'9" (6.05m max x 3.60m)

Balcony 8'0" x 4'7" (2.46m x 1.40m)

Kitchen 8'11" x 8'0" max (2.72m x 2.46m max)

Bedroom One 13'8" max x 9'3" max (4.18m max x 2.82m max)

En-Suite 9'1" max x 5'1" max (2.78m max x 1.55m max)

Bedroom Two 12'2" max x 8'7" max (3.71m max x 2.62m max)

Family Bathroom 6'9" max x 6'2" max (2.06m max x 1.90m max)

### Lease and Maintenance Information

The vendor informs us the property has a 125 year lease that commenced in 2003, the ground rent is approx. £500 paid yearly and the service charge is approx. £2334 per year, both of which are reviewed yearly, pets are considered upon request and holiday lettings are not permitted.

We recommended these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.