



Instinct Guides You



Corscombe Close, Weymouth £140,000

- No Onward Chain
- Allocated Parking Space
- Private Patio Space
- Two Storage Cupboards
- Ground Floor Apartment
- Close To Town Centre & Harbourside
- Well Maintained Communal Areas
- Double Bedroom



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Set within Corscombe Close, a well-regarded modern development opposite Weymouth Marina and just a short walk from the town centre, this ground floor apartment with private patio and allocated parking is offered for sale with no onward chain.

A secure communal entrance leads into the building, with both stairs and a lift serving all floors. Inside the apartment, a welcoming hallway provides two useful storage cupboards and access to all principal rooms.

The living room is a bright and comfortable space with ample room for furnishings and features sliding doors opening onto a private patio – an ideal spot for morning coffee or relaxed outdoor seating. The lounge/diner flows into the kitchen through a wide opening, creating a semi open-plan feel. The kitchen offers a range of cabinetry, generous work surfaces and integral appliances including an oven, hob and fridge/freezer.

The bedroom is a generous double with plenty of space for furniture and enjoys a pleasant outlook over the greenspace running alongside the building. The bathroom completes the accommodation and comprises a bath with shower over, wash hand basin and W.C, all set against contemporary tiling.

The private patio enjoys an easterly aspect, catching excellent morning sun, with mature planting providing a soft green backdrop. The property also benefits from one allocated parking space.

Location
Corscombe Close is a popular development running parallel to Weymouth Marina, with the town centre, bus station and local amenities all within easy reach.

Room Dimensions

Lounge/Diner 15'7" x 11'1" (4.76 x 3.38)

Kitchen 8'0" x 7'1" (2.44 x 2.16)

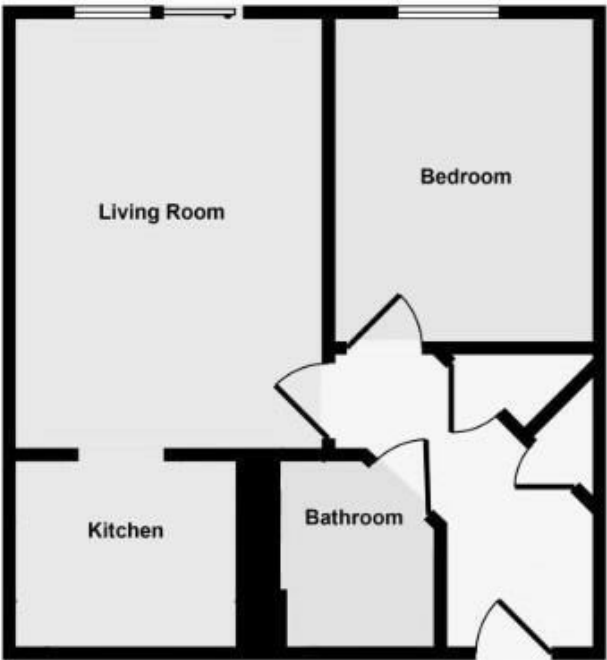
Bedroom 11'8" x 9'5" (3.58 x 2.88)

Bathroom 7'1" max x 6'7" max (2.16 max x 2.02 max)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 104 years with a service charge of £1603pa and a ground rent of £264, pets may be permitted upon request however holiday letting is forbidden.

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.