



Instinct Guides You



## Corscombe Close, Weymouth £1,050 PCM

- Bathroom+En-Suite
- Excellent Harbour Views
- Very Well Presented Throughout
- Allocated Parking
- EPC C
- Two Balconies
- Stones Throw To Marina
- Modern Kitchen
- Lift Access To All Floors
- Council Tax D



**Submit Your  
Application  
Today...**

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)  
to complete our application form

**Complete Our Application Form**

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  
PROPERTY & COASTAL



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.

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We are delighted to present this TWO DOUBLE BEDROOM TOP FLOOR apartment, boasting TWO BALCONIES and STUNNING HARBOUR VIEWS situated in the ever popular CORSCOMBE CLOSE complex, just a STONES THROW to the MARINA. The property benefits from TWO BATHROOMS, ALLOCATED PARKING & LIFT ACCESS, while being just a short stroll to Weymouth TOWN CENTRE and award winning BEACH, where you can enjoy and soak in life by the sea!

Entering this top floor apartment, a spacious hallway leads to all rooms with a storage cupboard available. The lounge/diner is generous size with ample floor space for a range of furniture and enjoys access to two private balconies where you can sit and admire the views over the marina, basking in the sunshine.

The kitchen is styled to a modern, contemporary finish and enjoys a range of eye level and base units, marble effect worktops and integrated appliances.

Bedrooms one and two are doubles, with bedroom one benefitting an en-suite shower room comprising shower cubicle, vanity wash hand basin and W.C. Both rooms have the added benefit of being front facing with views.

The bathroom comprises a panelled bath with shower attachment, wash hand basin and W.C.

An allocated parking space, along with visitor parking is available.

EPC - C  
Council tax - D

## Room Dimensions

- Lounge/Diner 19'10" max x 11'9" max (6.05 max x 3.59 max)
- Kitchen 8'1" max x 8'10" max plus recess (2.47 max x 2.71 max plus recess)
- Bedroom One 13'9" max x 8'10" max plus recess (4.2 max x 2.71 max plus recess)
- Bedroom Two 12'1" max x 8'9" max (3.7 max x 2.68 max)
- Bathroom
- En-suite

### Application Process

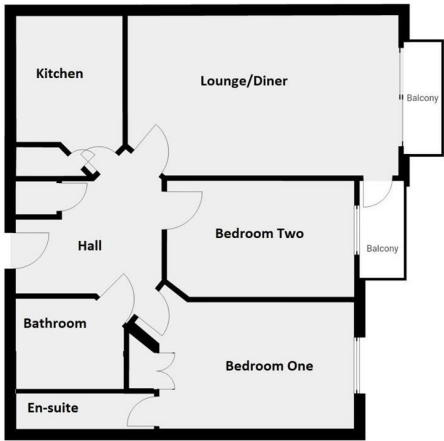
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

IMPORTANT: Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[www.wilsonsominey.co.uk/application](http://www.wilsonsominey.co.uk/application)



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| 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.