



Instinct Guides You



## Corscombe Close, Weymouth Offers In Excess Of £210,000

- Balcony
- Beautiful Marina Views
- Allocated Parking
- Private Store
- Ensuite
- Two Double Bedrooms
- Moments From Town Centre
- Lift To All Floors



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

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





A well presented two double bedroom first floor apartment with allocated parking, private store room, and stunning views over Weymouth Marina. Offering spacious accommodation throughout, this attractive apartment benefits from lift access to all floors and a balcony perfectly positioned to relax and watch the world go by.

Upon entering, you are greeted by a generous hallway with ample storage and a telephone entry system, setting the tone for the well-designed layout ahead. The bright and spacious lounge/diner stretches the full length of the property, with patio doors and a Juliet balcony framing the open marina views. There is ample space for a dining table and a door leads directly onto the balcony, ideal for morning coffee or evening drinks.

The adjacent kitchen is fitted with a good range of wall and base units, with space for white goods and a useful walk-in storage cupboard.

Both bedrooms are genuine doubles, with the principal bedroom enjoying fitted wardrobes, an en-suite shower room, and views across the marina. The second bedroom also benefits from the outlook and offers plenty of space for additional furniture.

Externally, the apartment includes a private allocated parking space, a lockable storage room ideal for larger items, and access to a communal bike store.

Further benefits include a modern Fischer electric radiator system, offering energy-efficient heating throughout.

Room Dimensions

Lounge/Diner 20'0" x 11'9" (6.1m x 3.6m)

Kitchen 8'10" x 8'2" (2.7 x 2.5)

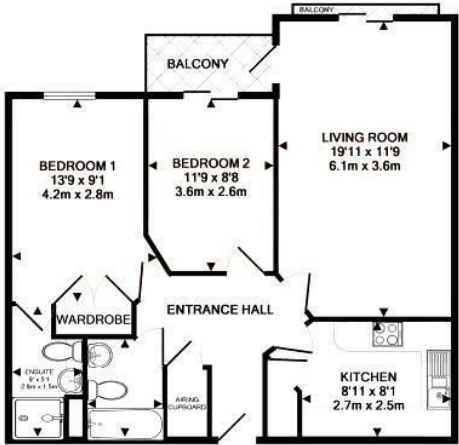
Bedroom One 13'9" x 9'2" (4.2m x 2.8m)

Bedroom Two 11'9" x 9'8" (3.6m x 2.95m)

Lease & Maintenance Information

The vendors inform us that there is a 125 year lease which commenced in 2003, the service charge is £198 per month which includes buildings insurance and water, ground rent is £264.85 paid twice yearly, pets are on request and no holiday letting is permitted.

This information should be confirmed by your solicitor before any expenditure.



This Floor Plan is for guidance only and is NOT to SCALE  
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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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.