



Instinct Guides You



Corscombe Close, Weymouth £220,000

- Ground Floor Apartment
- No Onward Chain
- Allocated Parking
- Close To Town Centre
- Bathroom & En-suite
- Two Double Bedrooms
- Harbourside & Amenities Nearby
- Open Plan Lounge Diner



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Step into this charming GROUND FLOOR apartment where convenience & comfort meets coastal living. This two double bedroom apartment offered with NO ONWARD CHAIN benefits an allocated parking space and ample storage while being within close proximity to the town centre and bustling harbourside.

The lounge/diner is certainly the hub of the home and offers ample room for a range of furniture & layouts. The room enjoys dual-aspect windows looking down Corscombe Close with some views of the yachts in the marina. The kitchen, conveniently positioned in the centre of the apartment has a range of fitted units and benefits from a built-in, oven, hob and fridge freezer.

The bathroom sits opposite two spacious storage cupboards and comprises a bath, wash hand basin and W/C all finished with modern, white tiles.

Both bedrooms are well-proportioned doubles with plenty of room for bedroom furnishings. The principal bedroom offers a shower room ensuite, tastefully done with ample storage thanks to a large vanity unit.

The property has one clearly marked allocated space outside the front of the block. Corscombe Close is perfectly positioned to enjoy the best Weymouth has to offer, being just a short stroll to the town centre, transport links and amenities and the picturesque harbourside and Nothe Fort.



Room Dimensions

Lounge/Diner 14'8" x 13'0" (4.49m x 3.97m)

Kitchen 11'3" x 6'0" (3.45m x 1.83m)

Bedroom One 12'0" x 8'11" (3.68m x 2.72m)

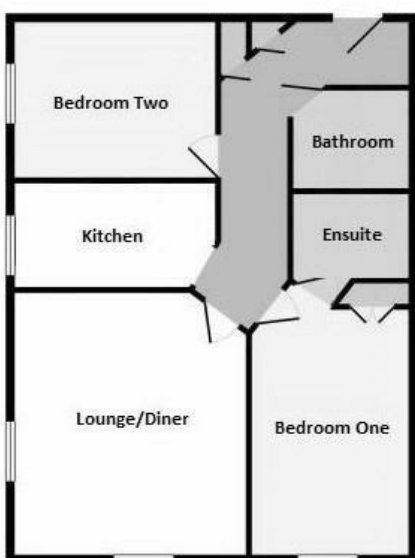
Bedroom Two 11'4" x 8'10" (3.47m x 2.70m)

Bathroom 7'0" x 5'6" (2.15m x 1.70m)

Lease & Maintenance Information

The vendor has informed us the lease commenced in 2003 with a length of 125 years, the service charge is currently £1850 which includes water rates the ground rent is £250, and letting is permitted however there is no holiday lets allowed.

The ground rent may be subject to change during the lease. We recommend 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 | 70 79 |

| 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 | |

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.