



Flat 4 2 Corscombe Close

Weymouth, DT4 0UG

**Asking Price £210,000 Leasehold**





## Flat 4 2 Corscombe Close Weymouth, DT4 0UG

A well presented and modern two bedroom first floor apartment with modern fitted kitchen, bathroom and en-suite shower room, electric heating, entry phone system, located in this convenient position next to the inner Harbour and town centre. The property also benefits a private balcony with some views the Swannery, has a private generous size GARAGE, and is being sold vacant with no forward chain.

### ENTRANCE HALL

Two cupboards housing electrics and hot water cylinder, entryphone, wall light, and wall mounted heater.

### LIVING ROOM

14'5" x 12'9" (4.40m x 3.90m)

Doors to balcony, and wall mounted heater.

### KITCHEN

11'1" x 5'10" (3.40m x 1.80m)

Window to side, range of eye level base and wall units with roll top work surfaces, one and a quarter bowl stainless steel sink with mixer tap, built in electric oven, ceramic hob and extractor fan above, integrated fridge freezer, plumbing for washing machine, and tiled splash backs.

### BEDROOM ONE

11'9" x 8'10" (3.60m x 2.70m)

Window to side, extensive range of fitted wardrobes and storage cupboards, wall mounted heater, and door to:

### EN-SUITE SHOWER ROOM

large glazed walk in shower cubicle, wash hand basin, low level WC, chrome heated towel rail, extractor fan and tiled splash backs.

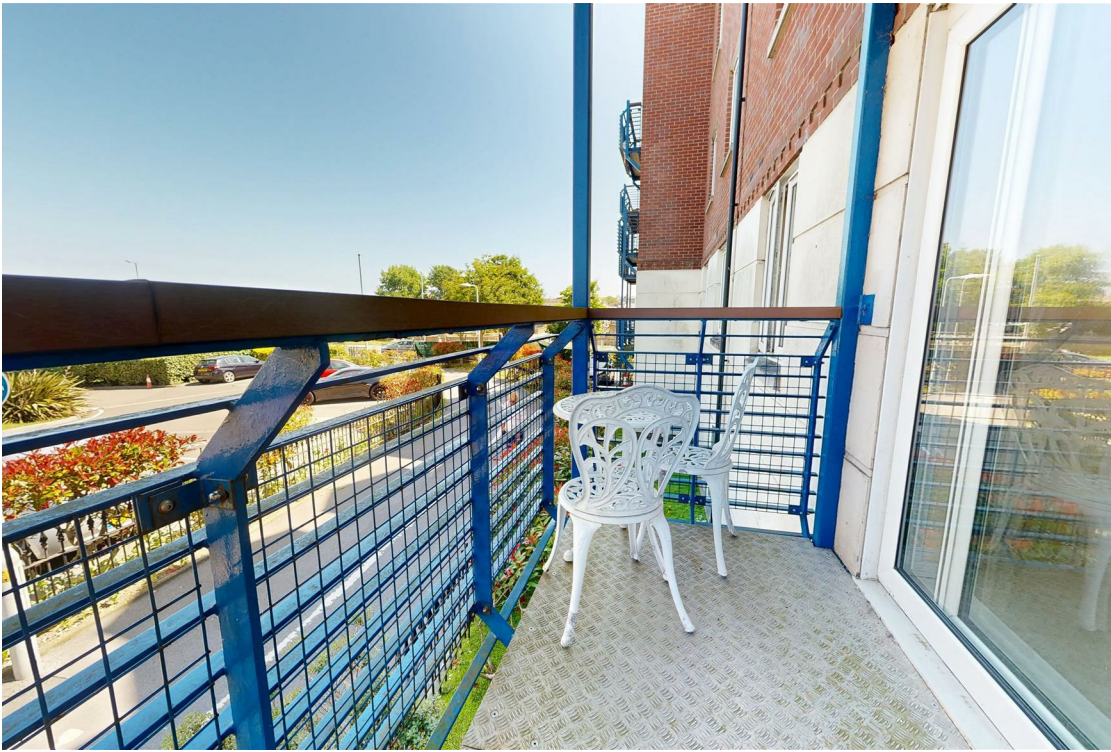
### BEDROOM TWO

11'1" x 8'6" (3.40m x 2.60m)

Window to side, and wall mounted heater.

### BATHROOM

White suite comprising of a panel bath with mixer tap and hand shower attachment, wash hand basin, low level WC, chrome heated towel rail, extractor fan, and tiled splash backs.







## OUTSIDE

There is a private balcony with some views , a private GARAGE measuring approximately 7.0m (23') in length with power and lighting, there is a communal bike store and refuse store, outside tap, and communal garden areas.

## LEASE & SERVICE CHARGE

Lease 125 years from 2003

Service Charge ££1,059.66 per half year to include water, buildings insurance, maintenance, communal & outside window cleaning.

## COUNCIL TAX

Band C

## OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains electricity and water, and mains drainage.

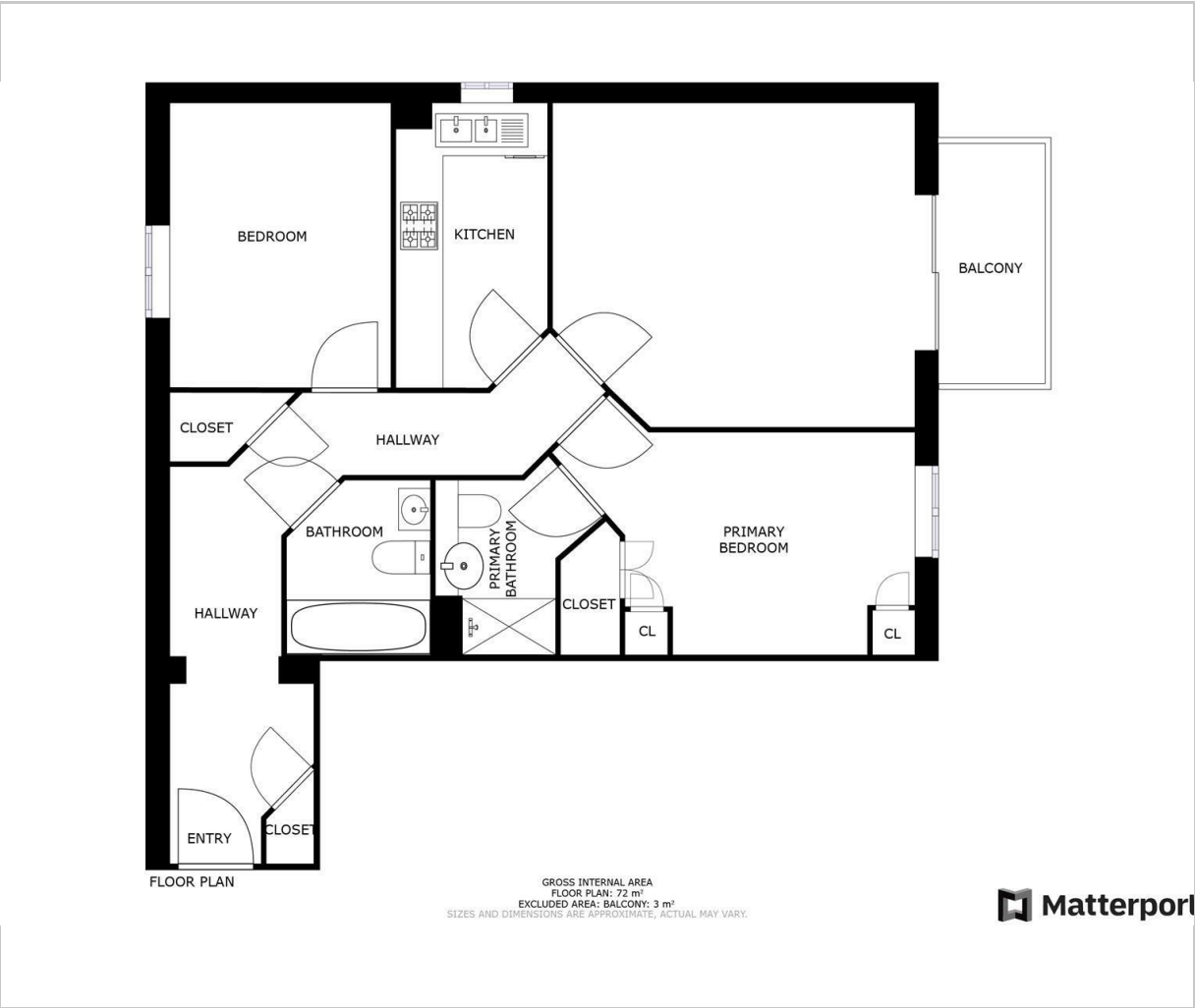
## LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





Floor Plan



Viewing

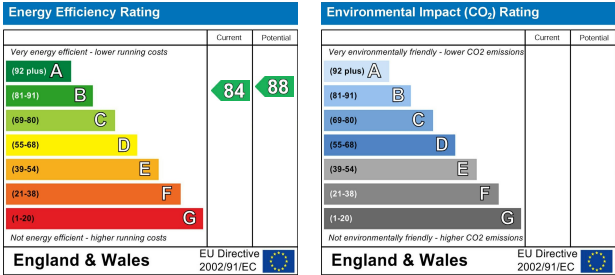
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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