



7 Corscombe Close  
Weymouth, DT4 0UE

**Asking Price £218,500 Leasehold**

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## 7 Corscombe Close

Weymouth, DT4 0UE

This beautifully presented two-bedroom apartment is situated on the second floor of Block 7, Corscombe Close, in a highly desirable location overlooking the inner Harbour.

The property features a modern fitted kitchen, a contemporary bathroom, and an en-suite shower room to the principal bedroom. Additional benefits include electric heating, UPVC double-glazed windows, and a secure entry phone system.

Externally, the apartment boasts a private balcony with attractive views, allocated parking, and access to well-maintained communal gardens. Ideally located close to local amenities, transport links, and scenic waterfront walks, this property is perfectly suited for professionals, couples, or as an investment opportunity.

### Entrance Hall

Two Built in Storage Cupboards

### Lounge

19'0" x 13'1" (5.8 x 4.0)

Door leading to Balcony which overlooks Weymouth Harbour

### Kitchen

11'1" x 5'10" (3.4 x 1.8)

range of eye level base and wall units and roll top work surfaces, one and a quarter bowl stainless steel sink unit with mixer tap, built in fridge freezer, double oven, ceramic hob with extractor above, washing machine, tiled splash back and fitted table

### Bedroom 1

11'5" x 8'10" (3.5 x 2.7)

fitted wardrobe and door leading to en- suite

### En-Suite

6'10" x 4'7" (2.1 x 1.4)

tiled shower cubicle, wash hand basin with cabinet below, toilet with concealed system, chrome towel rail

### Bedroom 2

11'1" x 8'10" (3.4 x 2.7)

### Bathroom

7'2" x 6'2" (2.2 x 1.9)

Modern tiled bathroom fitted with a white suite panel bath with mixer tap and hand shower attachment, wash hand basin, WC, chrome towel rail

### Parking

One Allocated Parking Space 7/7





### **Communal Gardens**

Bin area, outside tap, and landscaped communal garden areas.

### **Lease**

125 years from 01/01/2003

101 years remaining

### **Ground Rent & Maintenance Charge**

Ground Rent- £529 Annually

Service Charge- £2221.58 Annually or £185pcm

Includes- Water, Lift Maintenance, Cleaning of Communal areas, Buildings Insurance, window clean 2x year & Maintaining of communal Gardens

### **Council Tax**

Band D with Dorset Council

### **Flood Risk**

Very low risk from rivers sea or surface water

### **Phone & Broadband Signal Strength & Coverage**

Mobile phone signals Vodafone and O2 are strong & EE and 3 are average

TV, Sky & BT are available Virgin in not available

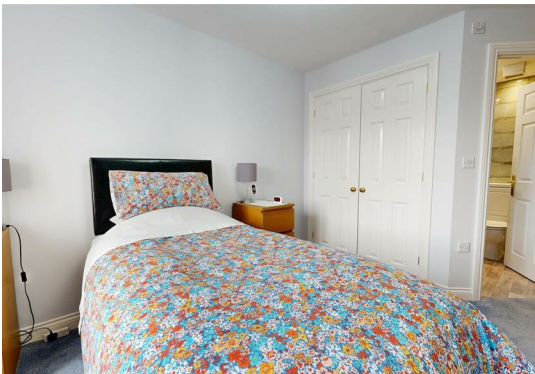
Broadband estimated standard 17 mbps superfast 80 mbps ultrafast is not available

### **Construction**

Traditional cavity construction under a pitched roof

### **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



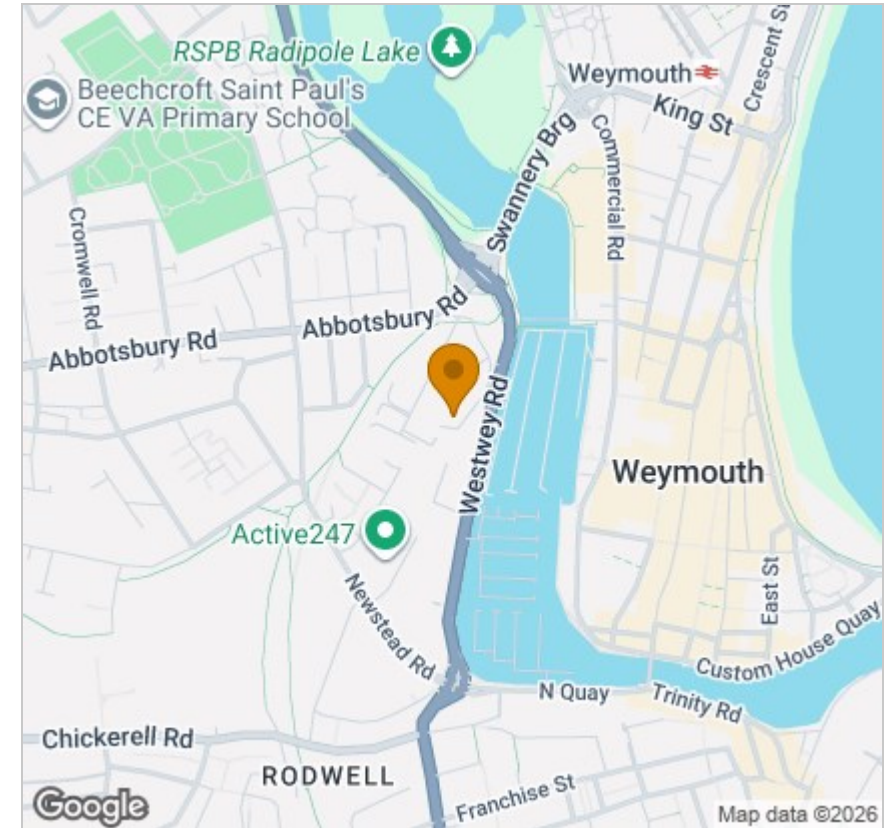
## Viewing

**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

