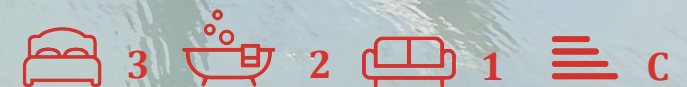


# Hull Gregson Hull



Apartment 10 6 Corscombe Close  
Weymouth, DT4 0UD

**Asking Price £315,000 Leasehold**



# Apartment 10 6 Corscombe

Weymouth, DT4 0UD

The property comprises of a spacious light and airy three bedroom duplex penthouse apartment, located in this desirable position overlooking the inner harbour. The property has a modern fitted kitchen, bathroom and en-suite shower room, electric heating, UPVC double glazed windows, an entry phone, a private balcony, allocated parking and communal gardens.

## ENTRANCE HALL

Wall mounted heater, understairs storage cupboard, airing cupboard housing hot water tank, wall lights and entryphone.

## LIVING ROOM

20'0" x 11'1" (6.12m x 3.38m)

Patio door to private balcony with excellent views to the inner harbour, wall lights, vaulted ceiling with sky light, and wall mounted heater.

## KITCHEN

11'3" x 10'5" (3.43m x 3.18m)

Window to rear, excellent 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, microwave, dish washer and washing machine, tiled splash backs, and space for a table.

## BEDROOM ONE

12'4" x 10'9" (3.78m x 3.28m)

Window to front, wall mounted heater, and built in double wardrobe.

## EN-SUITE SHOWER ROOM

good size glazed walk in shower cubicle with wall mounted shower, wash hand basin, low level WC, built in storage cupboards, shaver point, chrome heated towel radiator, tiled walls, and extractor fan.

## STAIRS TO TOP FLOOR

Wall light, and door into:

## BEDROOM TWO

11'1" x 11'1" (3.40m x 3.40m)

Velux window to rear, loft hatch, wall lights and wall mounted heater.

## BEDROOM THREE

10'5" x 7'1" (3.20m x 2.18m)

Velux window to front, and wall mounted heater.

## BATHROOM

Velux window to rear, white suite comprising of a panel bath with mixer tap and hand shower attachment, wash hand basin, low level WC, shaver point, chrome heated towel radiator, and tiled splash backs.





### **OUTSIDE**

There is a private balcony with excellent views of inner harbour, an allocated parking space and some visitors parking, there is a bike store, refuse store, outside tap, and landscaped communal garden areas.

### **LEASE**

125 years from January 2003

### **SERVICE CHARGE & GROUND RENT**

Approximately £2,000 per annum to include water, buildings insurance, maintenance, communal & outside window cleaning etc.

### **COUNCIL TAX**

Band D

### **OTHER INFORMATION**

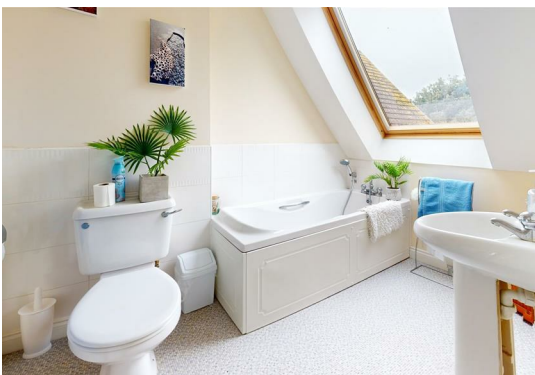
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 17 mbps

Superfast 80 mbps

Flood Risk Very Low



Services

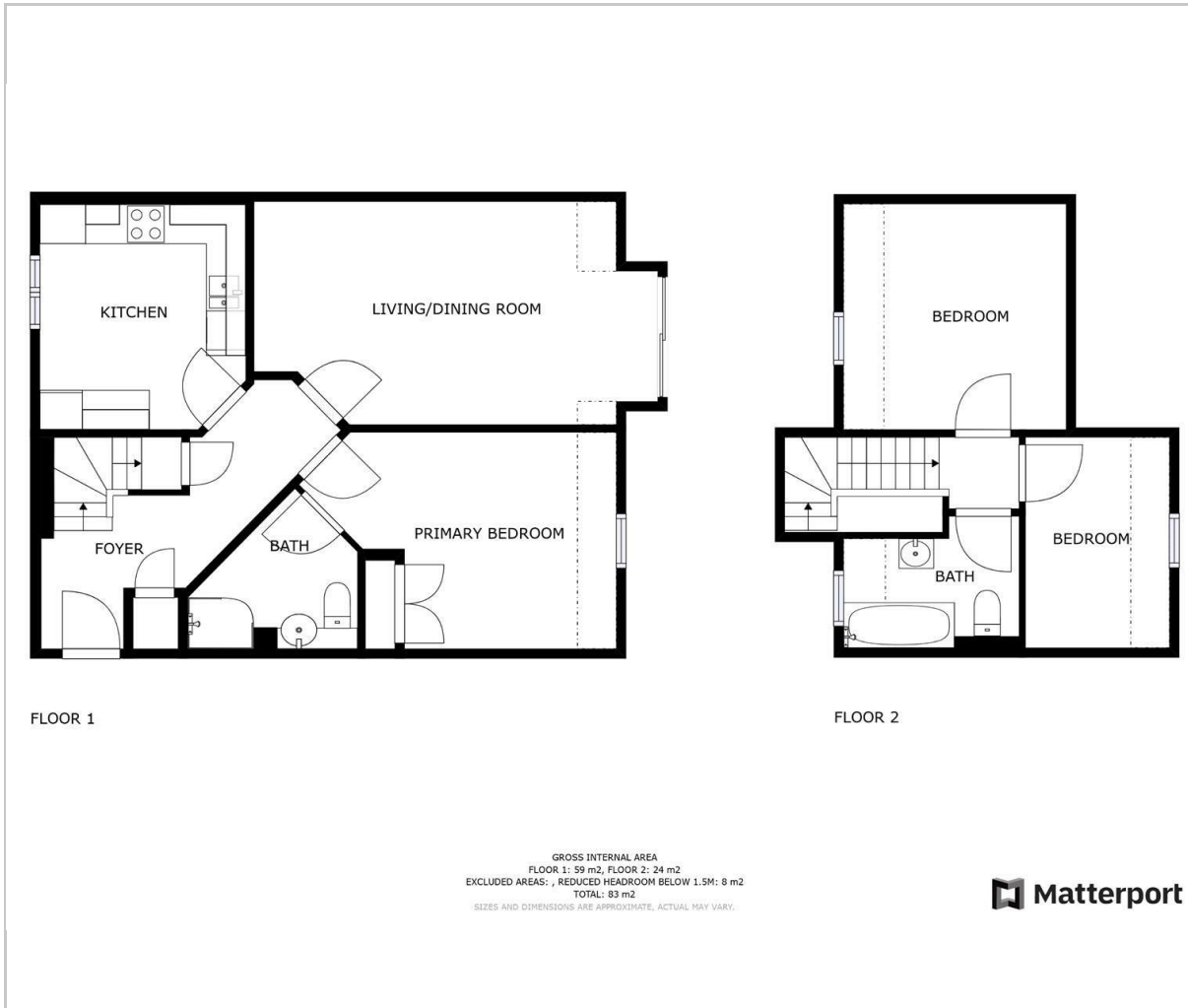
The property is supplied with mains electricity and water, and mains drainage.

### **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 firm's 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.**

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.

35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

