



## Carisbrooke Court, Weymouth Street

£925,000

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This well located one bedroom apartment sits on the fourth floor (with lift) of a purpose-built block just moments from the vibrant Marylebone High Street. Benefiting from recently refurbished communal areas, the building offers a smart and welcoming entrance. The apartment itself offers excellent potential and is in need of modernisation. It currently comprises a bright reception room, a well-proportioned double bedroom with built-in storage, a separate kitchen, and a bathroom.

With some refurbishment, this property presents an exciting opportunity to create a stylish home or investment in one of London's most desirable neighbourhoods. Positioned just steps from the boutiques, cafés, and restaurants of Marylebone Village, and within easy reach of Baker Street and Bond Street stations, this is an ideal central London residence.

### Floor Area

571 sq. ft.

### Tenure

Leasehold

### Service Charge


£4286.68 per annum

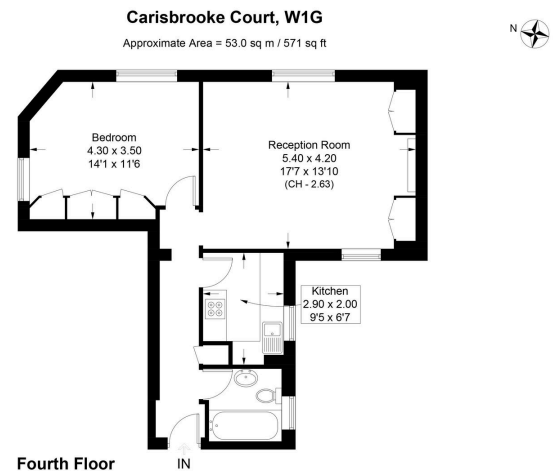
### Ground Rent

£70 per annum

- Lift
- Recently Reurbished Communal Areas
- Entry Phone
- Fourth Floor
- Leasehold - With 95 Years remaining
- Double Bedroom
- Marylebone High Street Location
- Bright
- Separate Kitchen
- Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential). Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.