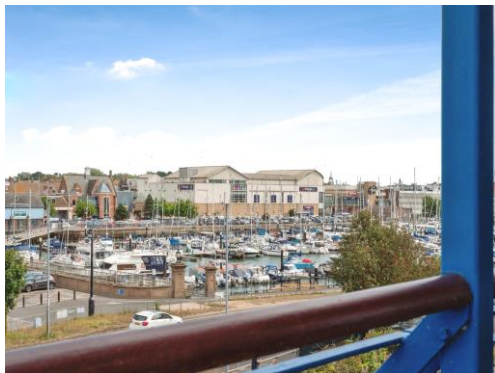




**Connells**

Corscombe Close  
Weymouth





### Property Description

Immaculate harbour side apartment with charming views presented to a high standard throughout perfectly placed within walking distance Weymouth harbour, town centre and award winning beach. The property provides: modern kitchen, lounge/diner, wraparound balcony, bathroom & master with en-suite.

Well maintained communal area with lift access to all floors.

Corscombe Close makes for an ideal property for coastal living. Weymouth's award winning beach is just a short walk away as well as a selection of amenities including supermarket, independent shops, cafes and restaurants. There are coastal walks, Nothe Gardens, the Rodwell trail, and many stunning areas to explore, perfect for walking and cycling enthusiasts.

### Communal Entrance

Wooden security door with entrance buzzer, stairs and lift leading to all floors.

### Apartment Entrance

Located on the second floor, wooden front door leading to:

### Inner Hallway

Storage cupboards housing fuse board and boiler, wall mounted lights, entry phone system, power points, BT point, Karndean flooring and doors leading to:

### Master Bedroom

8' 11" x 11' 8" (2.72m x 3.56m)

Front aspect double glazed window with secondary glazing and uninterrupted views over the harbour, power points, built in wardrobe, T.V point, Wave electric heater, door leading to:

### En Suite

Low level W.C, hand wash basin, partially tiled, electric radiator, walk in shower cubicle with shower overhead and glass screen, shaving point, spot lights, extractor fan.

### Bedroom Two

8' 10" x 11' 4" (2.69m x 3.45m)

Rear aspect double glazed window, built in wardrobe, power points, Wave electric heater.

## Lounge

13' x 14' 6" (3.96m x 4.42m)

Dual aspect double glazed sliding doors leading to a wraparound balcony which has uninterrupted views over the marina and Radipole lake, power points, T.V point, wall mounted lights, Karndean flooring and Wave electric heater.

## Kitchen

6' x 11' 4" (1.83m x 3.45m)

Side aspect double glazed window with views over Radipole lake, range of eye and base level units with work surface over, stainless steel sink with draining board, integral double oven, integral four ring induction hob with extractor fan overhead, integral washer dryer, power points, integral fridge and integral freezer.

## Bathroom

Low level W.C, vanity hand wash basin, Karndean flooring, freestanding roll top bath with shower overhead and glass screen, partially tiled, shaving point, extractor fan, and electric heated towel rail.

## Outside

There is 1 allocated parking space which is numbered and to the rear there is communal bin storage and bike store.

## Lease & Management Charges

The current owner has informed us the following: Lease - 125 years from 2003 Ground rent - £526 per year. Service charge - £180.00 per month this includes the water.

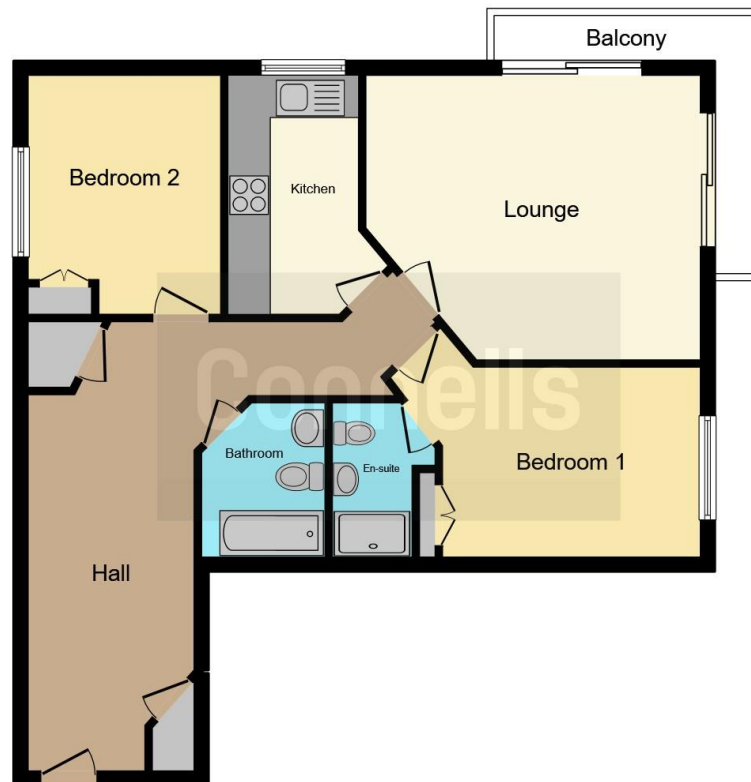












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY308210](http://connells.co.uk/Property/WEY308210)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WEY308210 - 0010