



Connells

Corallian Court Kirtleton Avenue
Weymouth



Property Description

A spacious and well planned ground floor purpose built apartment with private access to an enclosed sun terrace. Built in 2012 the property is conveniently located close to amenities on Lodmoor Hill while only being a short walk to Weymouth Sea Front, Beach and Town Centre. The accommodation comprises Entrance Hall. Open Plan Living Room and Kitchen, Two Double bedrooms, Bathroom. Outside there is a sun terrace that although is communal, there is only direct access from this apartment and an allocated secure underground parking space with store and bike shed.

Open Plan Living Room/Kitchen

18' 3" x 14' (5.56m x 4.27m)

Double aspect room with windows overlooking and rear entrance door onto Sun Terrace. TV point, space for dining table, built in cupboard housing "Nibe" combination boiler that controls hot water and underfloor heating, wood flooring. Kitchen area with wall and base cupboard units with complimentary work surfaces and a one and a half bowl single drainer sink inset, built in electric oven with hob and extractor over, integrated fridge/freezer, plumbing for washing machine.

Bedroom One

10' 11" x 10' 4" (3.33m x 3.15m)

Side aspect double glazed window overlooking the sun terrace. Carpeted. Skirt boarding. Coving. Thermostat. Power points.

Communal Hallway

Security Entrance System. Stairs and lift to upper floors and internally down to the underground parking.

Entrance Hall

Wood flooring, built in storage cupboard. Coving. Skirt boarding. Intercom system. Thermostat. Door leading into: -

Bedroom Two

10' 6" x 7' (3.20m x 2.13m)

Side aspect double glazed window overlooking the sun terrace. Carpeted. Skirt boarding. Coving. Thermostat. Power points.



Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Suite comprising fitted panelled bath with shower attachment and screen, wash hand basin, low level wc, heated towel rail, complimentary tiling.

Outside

Outside there is a wrap around and fully enclosed paved sun terrace from the back of the property with direct access from the apartment. There is further secured storage and a bike store. NB While officially a communal area, this apartment is the only one that has direct access and only one that has used the space.

Secure Allocated Parking

There is an allocated underground parking space with electronic access by way of a personal key fob.

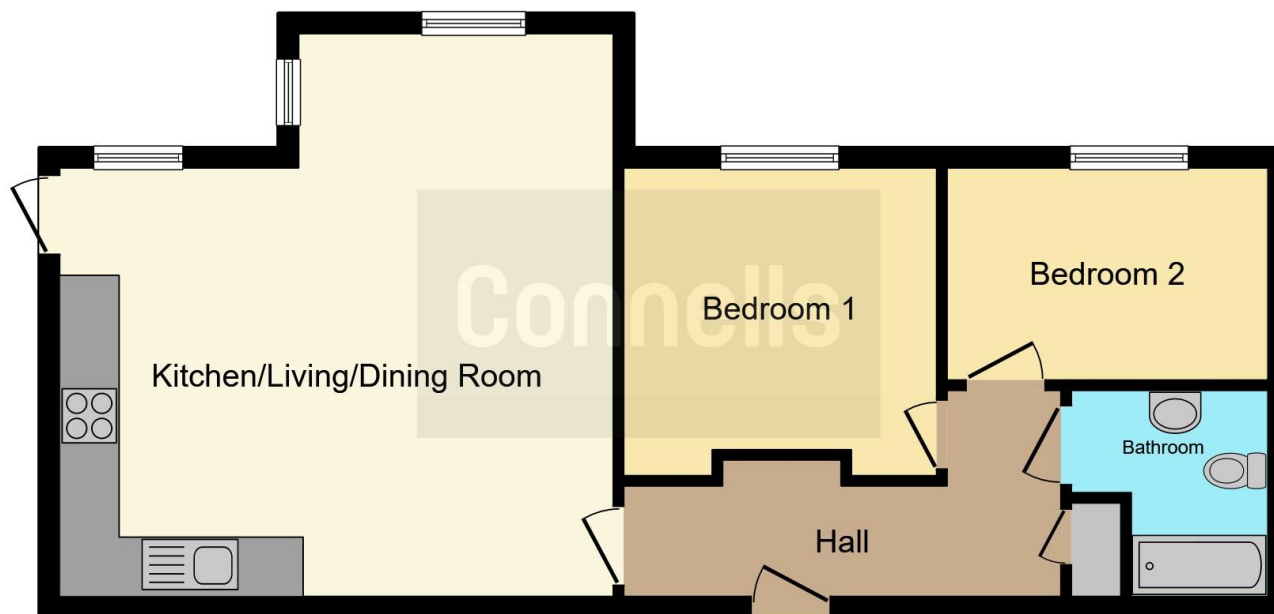
Lease Charges

Leasehold - 125 years from January 2012 with 114 years remaining. Service charge - £1419
PA Building Insurance £450 PA Ground Rent £125 PA









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

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1419.00

Ground Rent:
 125.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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