



**Connells**

Corscombe Close  
Weymouth



### Property Description

Access to this modern apartment is reached via a secure entrance doorway into communal hallway with stairs or lift rising via to all floors.

This modern apartment benefits from a sizeable living room with access out onto a balcony overlooking the harbour offering superb views across the Swannery and Weymouth harbour; master bedroom with en-suite, two further double bedrooms and bathroom.

Outside, Corscombe Close benefits from communal gardens and garage to the front.

The apartment is situated a short walk from the shops and amenities available in Weymouth town centre, sandy beach and harbour. There are a vast range of shops, bars, restaurants and boutiques available in the town centre alongside supermarkets.

### Entrance

#### Communal Entrance

Secure entry phone system, stairs and lift to upper floors.

### Hallway

Large entrance hall, secure wood fire door, intercom entry system, electric heater, phone point, two storage cupboards and doors to all rooms.

### Lounge

13' 9" x 15' 4" (4.19m x 4.67m)

UPVC Patio doors to rear and side, electric storage heater, wall lights, phone point, television point and direct access to the private balcony providing Marina & Nature Reserve views.

### Dining Room/ Bedroom Three

8' 7" x 13' (2.62m x 3.96m)

UPVC double glazed window to side which enjoys a southerly aspect and wall mounted electric storage heater.

### Kitchen

12' 7" x 6' (3.84m x 1.83m)

UPVC double glazed window to the side, fitted kitchen with range of wall and base units, stainless steel single bowl sink with drainer, work surfaces over, integrated fridge and freezer, plumbing for washing machine or dish washer, built in single electric oven, with ceramic hob above, stainless steel cooker hood, and partly tiled walls, electric heater.



### **Bedroom One**

12' 1" x 8' 8" (3.68m x 2.64m)

UPVC double glazed window to rear with harbour views, electric storage heater, fitted wardrobes, telephone point, television point and door to :

### **En Suite Shower Room**

White suite comprising double shower cubicle, enclosed cistern WC, wash hand basin with cupboards, partly tiled walls, electric heater, shaver point, extractor fan.

### **Bedroom Two**

12' x 8' 7" (3.66m x 2.62m)

UPVC double glazed window to the side, electric storage heater, and telephone point.

### **Bathroom**

White suite comprising of bath with mixer taps, low level WC and pedestal wash hand basin, partly tiled walls, extractor fan and shaver point, electric heater.

### **Outside**

### **Communal Storage Area**

At the rear of the block is a bin area and bike cupboard.

### **Garage**

22' 4" x 8' 6" (6.81m x 2.59m)

Up and over door.

### **Lease Length & Charges**

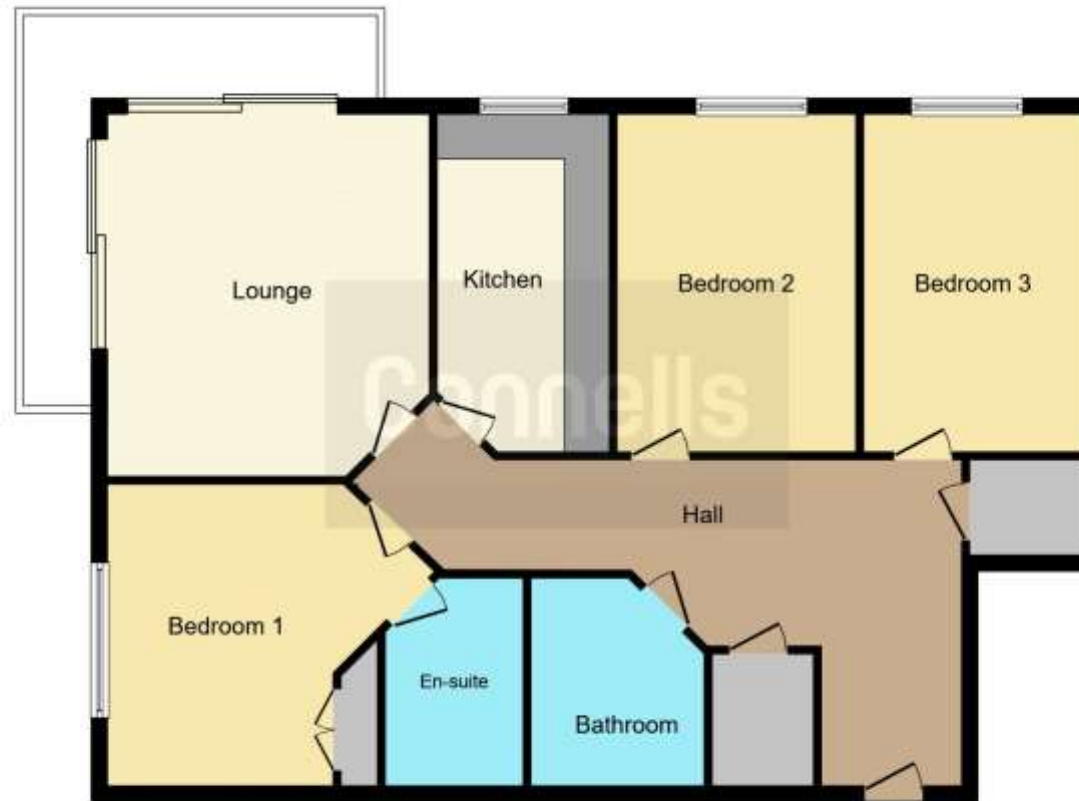
The vendor informs us; 125 year Lease from 1.1.2003 , Ground Rent is £125 paid twice a Year, Service Charge is £181.36 PCM which includes water. Pets allowed - subject to assessment.

(We recommend details are verified by your solicitor before incurring any additional costs.)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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84 St. Thomas Street  
WEYMOUTH DT4 8EN

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY307755](http://connells.co.uk/Property/WEY307755)**

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.

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