



Instinct Guides You



Corscombe Close, Weymouth £230,000

- Wrap Around Balcony
- No Onward Chain
- Private Lockable Store
- Fabulous Marina Views
- Two Double Bedroom
- Allocated Parking
- Ensuite
- Lift Access



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Discover this delightful first floor apartment, a fusion of modern amenities and seaside charm. The property features two spacious double bedrooms, a wrap-around balcony, a practical lockable storage room, and designated parking. It showcases stunning views of the lively marina and is available for purchase with no onward chain.

Upon entering, you are welcomed by a living space designed with taste, awash with natural light. The expansive hallway provides a fluid connection throughout the apartment.

Both bedrooms are spacious doubles, with the main bedroom located at the front, boasting a window that offers views of Weymouth Marina and includes an en-suite shower room. The second bedroom, situated at the rear, provides plenty of space for furniture, making it a comfortable and accommodating space.

The lounge/diner stands as the heart of the home, offering plenty of space for various arrangements, with double dual aspect patio doors that opens onto the wrap around balcony, revealing exceptional views of the marina and inner harbour. This balcony is an ideal spot to savor your morning coffee or relax with an evening glass of wine, immersing you in harbourside living.

The kitchen is equipped with a suite of fitted units, including a built-in oven, hob, and fridge-freezer. Completing the apartment is the family bathroom, featuring a bath with an overhead shower, wash hand basin, and W/C.

The property includes one designated parking space prominently marked at the front of the building. Corscombe Close is ideally located to take advantage of all that Weymouth has to offer, with just a brief walk to the town center, transport connections, amenities, and the scenic harborside and Nothe Fort.

Room Dimensions

Lounge 14'2" x 12'11" (4.33m x 3.96m)

Kitchen 11'3" x 6'0" (3.45m x 1.84m)

Bedroom One 11'8" x 8'11" (3.56m x 2.73m)

Bedroom Two 11'4" x 8'9" (3.46m x 2.69m)

En-Suite 7'0" x 4'11" (2.14m x 1.52m)

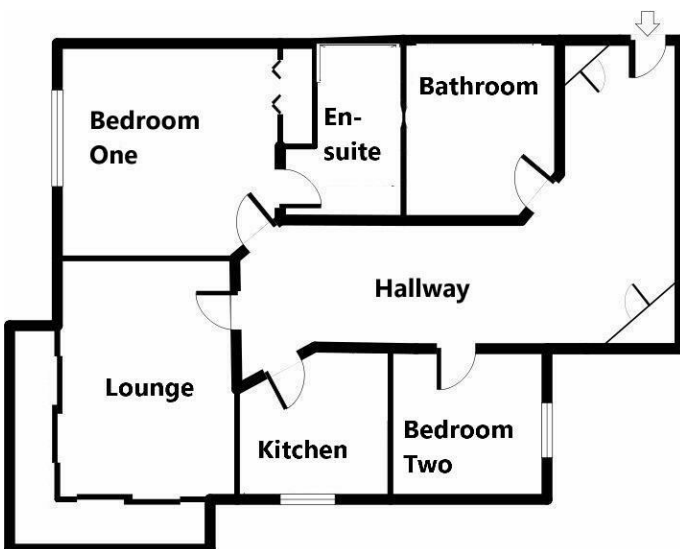
Bathroom 7'0" x 5'6" (2.15m x 1.69m)

Storage Room 8'10" x 6'11" (2.7m x 2.11m)

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2003, the service charge is £113 approximately per month, ground rent £250 per six months. Short hold tenancy is permitted. No holiday lets or pets.

(We recommend your solicitor checks this information for accuracy.)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.