



Instinct Guides You



Corscombe Close, Weymouth £160,000

- No Onward Chain
- Attractive Views Of The Marina
- Generous Kitchen
- Lift Access To All Floors
- Set At The End Of A Cul-de-sac
- Allocated Parking
- Well Presented Throughout



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Wilson Tominey are delighted to offer this beautifully presented one bedroom apartment at the desirable Corscombe Close. Offered with no onward chain the property boasts allocated parking, a substantial kitchen and generous bedroom all within close proximity to the picturesque harborside and vibrant town centre.

Inside the hallway boasts two large storage cupboards, offering practical storage. The kitchen/breakfast room is substantial for a one bedroom, with integrated appliances, sleek worktops and room for a casual table. Sunlight streams in from the skylight beautifully illuminating the space.

At the heart of the apartment, the lounge revels in three aspects of glazing, framing uninterrupted views over the marina. It's an ideal place to relax & entertain. The room offers plenty of space for a range of furniture and has a wonderful bright inviting feel.

The double bedroom is well-proportioned, featuring built-in storage and views that run the length of Corscombe Close with marina views.

A contemporary shower room completes the internal layout, and comprises hand basin and w.c set against contemporary tiling.

Outside, manicured communal gardens provide a peaceful escape, while your allocated parking space and visitor bays add further convenience.

Perfectly positioned just outside the town centre, the property offers not only a beautiful home but also easy access to Weymouth's beach, vibrant harbour and all local amenities. It's an exceptional base for exploring the Jurassic Coast and nearby picturesque villages.



Room Dimensions

Lounge 15'10" x 11'5" (4.83 x 3.49)

Kitchen 12'7" x 9'1" (3.84 x 2.79)

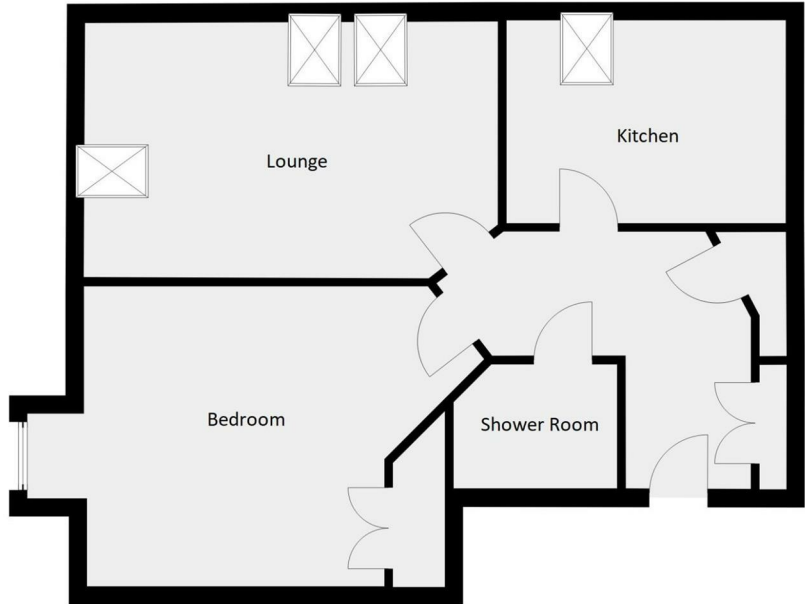
Bedroom 11'10" plus wardrobe x 9'4" (3.63 plus wardrobe x 2.85)

Shower Room 7'4" x 5'6" (2.25 x 1.70)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 103 years, the service charge is approx £1,603pa with a ground rent of £300pa, pets upon request and holiday lets are not permitted.

We recommend these details are checked by a solicitor before incurring costs.



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