



AUSTIN
ESTATE AGENTS

Corscombe Close

Weymouth

Dorset

DT4 0UD

£240,000

SUMMARY

- First Floor, Purpose Built, Apartment
- Picturesque Views of the Inner Harbour
- Two Double Bedrooms
- Spacious Lounge / Diner with Private Balcony
- Modern Fitted Kitchen
- Family Bathroom & En-Suite Shower Room
- Double Glazing & Economy 7 Heating
- Communal Gardens
- Allocated Parking
- No Onward Chain





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge / Diner 12' 0" x 20' 6" (3.66m x 6.26m)

Balcony 8' 8" x 4' 4" (2.65m x 1.31m)

Kitchen 12' 0" max x 8' 1" max (3.65m max x 2.46m max)

Bedroom One 9' 2" x 13' 6" (2.79m x 4.11m)

En Suite Shower Room 4' 11" max x 8' 10" max (1.50m max x 2.70m max)

Bedroom Two 8' 7" max x 12' 2" max (2.62m max x 3.71m max)

Bathroom 6' 4" x 6' 7" (1.93m x 2.00m)

OUTSIDE

Communal Gardens

Allocated Parking Space

THE PROPERTY

We are delighted to offer for sale this superb purpose-built two-bedroom apartment, ideally situated with stunning views over Weymouth's iconic inner harbour. Offered with no onward chain, this spacious and well-presented property benefits from double glazing, Economy 7 heating, and allocated parking. The apartment features two good-sized bedrooms, a modern fitted kitchen and bathroom, as well as an ensuite shower room to the main bedroom. An outside balcony provides the perfect spot to enjoy morning coffee while taking in the picturesque harbour views.

The accommodation comprises a communal entrance providing secure entry to a well-maintained lobby with stairs and lift access to all floors. Within the apartment the entrance hallway is a welcoming reception space with a storage cupboard and doors leading to all principal rooms. The lounge / diner is a spacious and bright room with a large double-glazed window and a glazed door opening to the balcony. This space offers delightful views over the communal gardens and onwards to Weymouth Harbour. The kitchen is modern and tastefully fitted with a range of matching wall and base units, integral halogen hob with electric oven, extractor fan and fridge/freezer.

The apartment enjoys two double bedrooms. Bedroom one is a generous double room situated at the front of the property, featuring a built-in double wardrobe, with access to an en-suite shower room comprising a shower cubicle, vanity wash hand basin and WC. Bedroom two is another good-sized bedroom with a front aspect double glazed window. Both rooms enjoy views overlooking the Inner Harbour. Completing the internal accommodation is the family bathroom comprising a panelled bath with shower mixer tap, pedestal wash hand basin and low-level WC.

Externally, the development features attractive and well-maintained communal gardens with planted borders. A parking space is allocated to the apartment, along with some additional visitor parking spaces.

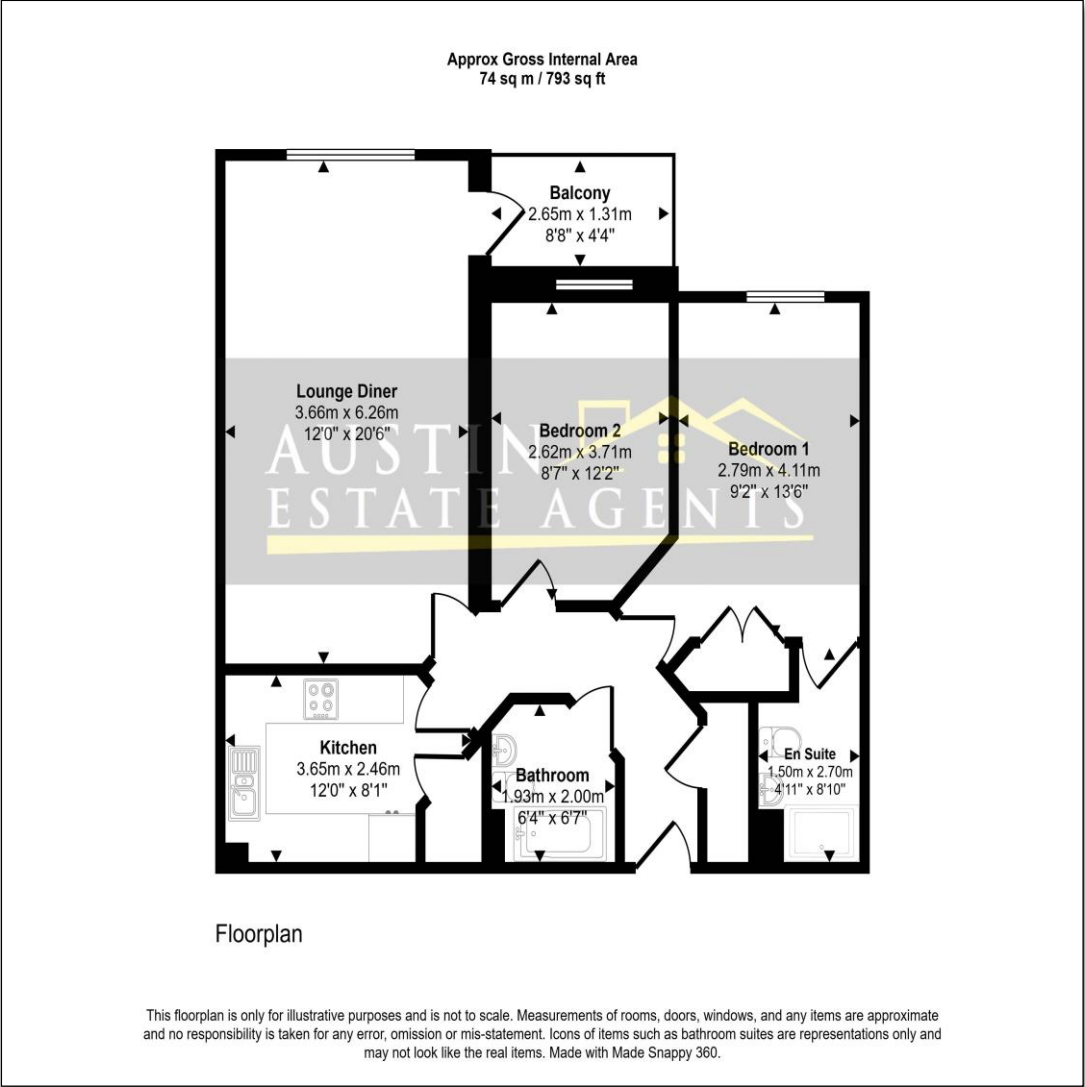
For further information, or to make an appointment to view this fabulous apartment, please call the team at Austin Estate Agents.

We are informed that the lease has 103 years remaining. The service charge is £2,334.00, which includes building maintenance and water rates. The ground rent is £508.00 per annum. Both charges are invoiced half yearly. The lease allows for residential lets. Holiday lets and pets are not permitted.





FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: D **TENURE: Leasehold**

Austin Estate Agents 📠 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.