



## 26 Corallian Court Kirtleton Avenue, Weymouth

£220,000 Leasehold

This very well presented ground floor apartment boasts underground allocated parking, access to private sun terrace and spacious open plan living, situated just minutes to Weymouth's award winning beach and a short walk to Weymouth train station with direct links to London and Bristol. The property benefits underfloor heating, a secure intercom entrance system to ensure peace of mind and lifts to all floors as well as the underground car park.











Entering the apartment, to the left, is the hub of the home with the open plan living area. The dual aspect allows for plenty of natural light and is a light and airy space. The kitchen offers a range of fitted eye level and base units, ample work surface and integrated appliances including electric oven with hob and extractor over and fridge/freezer, along with plumbing for a washing machine. One of the main aspects of this room is the inclusion of your own private access to the sun terrace, although communal, this property is the only apartment with their own access via the rear door which was installed by the current owner. A great spot to enjoy some al fresco dining or entertain friends and family. Moving through to the east side of the apartment there are two double bedrooms which both enjoy space for storage and the bathroom, which comprises of a bath with shower over, vanity wash hand basin and W.C. Corallion Court is located in the suburb of Lodmoor which is just a short stroll to the beach and town centre. An array of shops, public houses and restaurants are all within walking distance while you can reach the historic Esplanade within minutes. Local amenities including Weymouth Hospital, dentists, doctors surgeries, Lodmoor Country Park and Weymouth Sea Life Centre are all within easy reach from this superbly positioned property.

Don't miss out on your chance to own a slice of life by the sea.

Council Tax band: B - Tenure: Leasehold

- Ground Floor Apartment
- Short Walk To Beach
- Private Access To Terrace
- Underground Secure Allocated Parking
- Underfloor Heating
- Secure Intercom Entrance System
- Two Double Bedrooms
- Transport Links Nearby
- Open Plan Living Area
- Purpose Built Apartment





#### **Sitting Room**

18' 1" x 9' 2" (5.52m x 2.80m)

Open Plan

#### **Kitchen/Diner**

13' 4" x 8' 8" (4.06m x 2.64m)

Open Plan

#### **Bedroom One**

10' 8" x 9' 11" (3.25m x 3.01m)

Max Measurements

#### **Bedroom Two**

10' 2" x 6' 9" (3.09m x 2.06m)

#### **Bathroom**

#### **Roof Terrace**

Wrap around sun terrace

#### **Allocated Parking**

Underground Parking






Approx Gross Internal Area  
53 sq m / 574 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 