Instinct Guides You

# Corscombe Close, Weymouth
# Offers In Excess Of £120,000

- No Onward Chain
- Allocated Parking Space
- Private Patio Space
- Two Storage Cupboards
- Ground Floor Apartment
- Close To Town Centre & Harbourside
- Well Maintained Communal Areas
- Double Bedroom

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The Property Ombudsman

Set within Corscombe Close, a well-regarded modern development opposite Weymouth Marina and just a short walk from the town centre, this ground floor apartment with private patio and allocated parking is offered for sale with no onward chain.

A secure communal entrance leads into the building, with both stairs and a lift serving all floors. Inside the apartment, a welcoming hallway provides two useful storage cupboards and access to all principal rooms.

The living room is a bright and comfortable space with ample room for furnishings and features sliding doors opening onto a private patio – an ideal spot for morning coffee or relaxed outdoor seating. The lounge/diner flows into the kitchen through a wide opening, creating a semi open-plan feel. The kitchen offers a range of cabinetry, generous work surfaces and integral appliances including an oven, hob and fridge/freezer.

The bedroom is a generous double with plenty of space for furniture and enjoys a pleasant outlook over the greenspace running alongside the building. The bathroom completes the accommodation and comprises a bath with shower over, wash hand basin and W.C, all set against contemporary tiling.

The private patio enjoys an easterly aspect, catching excellent morning sun, with mature planting providing a soft green backdrop. The property also benefits from one allocated parking space.

Location
Corscombe Close is a popular development running parallel to Weymouth Marina, with the town centre, bus station and local amenities all within easy reach.

## Room Dimensions

**Lounge/Diner 15'7" x 11'1" (4.76 x 3.38)**

**Kitchen 8'0" x 7'1" (2.44 x 2.16)**

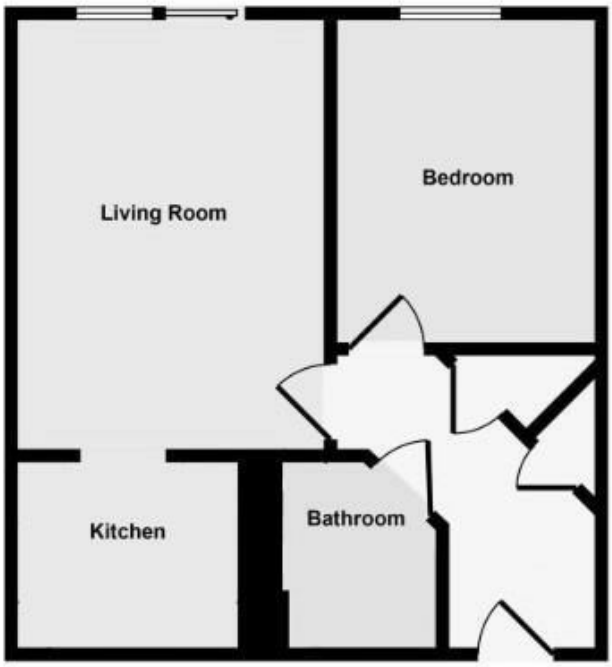
**Bedroom 11'8" x 9'5" (3.58 x 2.88)**

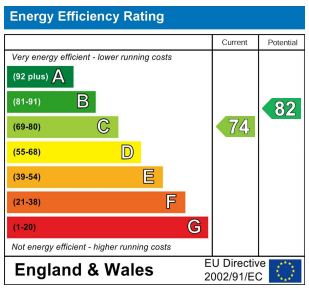
**Bathroom 7'1" max x 6'7" max (2.16 max x 2.02 max )**

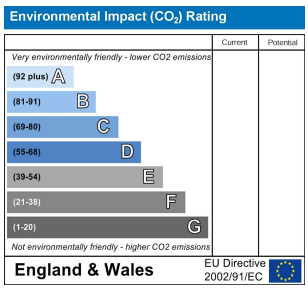
### Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 104 years with a service charge of £2,301pa and a ground rent of £530, pets may be permitted upon request however holiday letting is forbidden.

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



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