Instinct Guides You



Corscombe Close, Weymouth
£200,000

- No Onward Chain
- Beautiful Views Of Weymouth Marina
- Allocated Parking Space
- Lift Access
- Modern, Purpose Built Block
- Family Bathroom & Shower Room Ensuite
- Spacious Lounge/Dining Room With Balcony
- Large Storage Cupboard
- Recently Decorated, Carpeted & New Oven
- Top Floor Apartment, Approx 61 Square Meters







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

The Property Ombudsman

Occupying a superb waterfront position, overlooking Weymouth's vibrant marina, this beautifully presented top-floor apartment offers well-proportioned and generously appointed accommodation. The property features two double bedrooms, a family bathroom and en-suite shower room, together with a Juliet balcony enjoying attractive marina views. Further benefits include lift access to all floors, allocated parking and the significant advantage of being offered for sale with no onward chain.

The hub of the home is the bright and spacious living room, featuring sliding doors opening onto a Juliet balcony, where you can enjoy attractive views across the marina and surrounding landscape. The room is well proportioned and offers ample space for a range of furniture. The natural light and outlook create a particularly appealing space in which to relax or entertain.

The kitchen is fitted with a range of light wood-effect wall and base units, complemented by ample worktop space and integrated cooking appliances. There is also space and plumbing for a washing machine. A large cupboard provides additional practical storage.

Both bedrooms are doubles, with bedroom one being a particularly spacious room boasting built-in wardrobes and a well-appointed en-suite shower room.

The bathroom completes the accommodation and is fitted with a white suite comprising a panelled bath with shower attachment, wash hand basin and WC, with attractive tiled surrounds.

Externally, the property benefits from an allocated parking space conveniently positioned close to the main entrance of the building. The location is particularly appealing, being just a short stroll from Weymouth's picturesque harbour, bustling town centre and vibrant sandy beach.









Living Room 19'9" x 11'9" (6.04 x 3.59)

Kitchen 8'10" x 8'1" (2.71 x 2.48)

Bedroom One 12'3" x 9'4" (3.75 x 2.85)

En-suite 9'0" x 5'1" (2.76 x 1.55)

Bedroom Two 10'8" max x 8'6" max (3.27 max x 2.61 max)

Bathroom 8'10" x 8'1" (2.71 x 2.48)

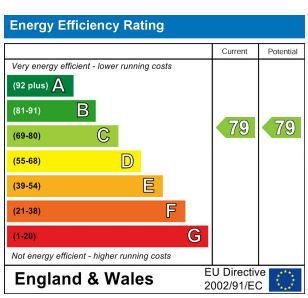
Lease & Maintenance Information

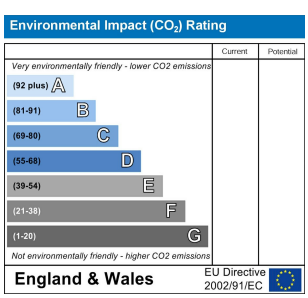
The vendor advises that the property is held on a 125-year lease, which commenced in 2003. The ground rent is currently £265 every six months, with a service charge of approximately £1,296 payable twice yearly. Both charges are subject to annual review.

Pets may be permitted subject to prior request and approval. Holiday letting is not permitted.

We recommend that prospective purchasers instruct their solicitor to verify the lease terms, charges and associated restrictions at an early stage and before incurring any significant costs.







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.