



**Connells**

Corscombe Close  
Weymouth



### Property Description

Immaculate harbour side apartment with charming views presented to a high standard throughout perfectly placed within walking distance Weymouth harbour, town centre and award winning beach. The property provides: modern kitchen, lounge/diner, two balconies, bathroom & master with en-suite.

Well maintained communal area with lift access to all floors.

Corscombe Close makes for an ideal property for coastal living. Weymouth's award winning beach is just a short walk away as well as a selection of amenities including supermarket, independent shops, cafes and restaurants. There are coastal walks, Nothe Gardens, the Rodwell trail, and many stunning areas to explore, perfect for walking and cycling enthusiasts.

### Entrance

Door leading into: -

### Hallway

Carpeted. Wall mounted radiator. Power points. Intercom system. Storage cupboard which houses the boiler. Skirt boarding. Door leading into: -

### Kitchen

Fully fitted kitchen with a range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit. Four ring induction hob with electric oven and cooker hood over. Space and plumbing for washing machine. Space for an upright fridge freezer. Tiling. Power points. Storage cupboard.

### Lounge / Diner

Carpeted. Coving. Skirt boarding. Wall mounted radiator. Power points. Television point. Side aspect double glazed french door providing access to the balcony. Rear aspect double glazed window enjoying Marina views.

### Bedroom One

Rear aspect glazed window, enjoying direct Marina views. Carpeted. Wall mounted electric radiator. Skirt boarding. Power points. Television point. Double built in wardrobe. Door leading into: -



### **En Suite**

Impressive suite, comprising large walk in shower, low level WC and vanity wash hand basin. Wall mounted heated towel rail. Extractor fan. Shaver point. Inset spot lighting. Tiling. Skirt boarding.

### **Bedroom Two**

Front aspect double glazed window enjoying direct Marina views. Carpeted. Wall mounted electric radiator. Skirt boarding. Power points. Television point.

### **Bathroom**

Suite comprising panelled bath, low level WC and vanity wash hand basin. Wall mounted heater. Extractor fan. Tiling.

### **Outside**

#### **Allocated Parking**

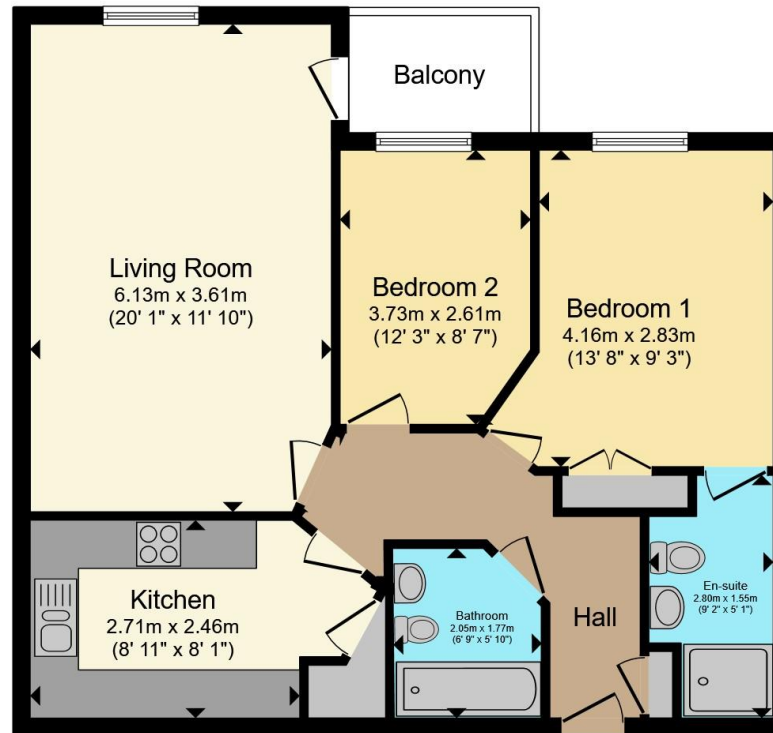
#### **Lease & Management Charges**

The vendors inform us that there is a 125 year lease which commenced in 2003, the service charge is £2214 PA includes buildings insurance and water, ground rent is £528 PA, pets are on request and no holiday letting is permitted.









Total floor area 71.0 m<sup>2</sup> (765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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