



Instinct Guides You



1 Corscombe Close, Weymouth £190,000

- Ground Floor Apartment
- Well Presented Throughout
- Kitchen, Hallway & Bathrooms Have LVT Flooring
- Bedroom With En-suite
- Spacious Bright Hallway With Cupboards
- Close To Town Centre, Beach & Harbourside
- Allocated Parking
- Dual Aspect Lounge/Dining Room
- Large Storage Cupboard Accessed Via Car Park
- Communal Bike Store



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



OFFERED WITH NO ONWARD CHAIN a Ground floor two double bedroom apartment situated within a close level walk of Weymouth town centre, beach and harbourside. Benefitting from an allocated parking space, shower room en-suite to bedroom one and a spacious dual aspect lounge/diner, this well-presented apartment offers convenient and comfortable coastal living.

The apartment is accessed via an entrance hallway providing access to all principal rooms. The spacious lounge/diner is a particularly bright and versatile room, with two windows allowing plenty of natural light and providing ample space for both comfortable seating and a dining area.

The separate kitchen is fitted with a range of contemporary wall and base units, complemented by contrasting work surfaces and attractive blue tiled splashbacks. There is space and provision for a range of appliances, while a window provides natural light to the room and overlooks the allocated parking space for this property.

Bedroom one is a generous double bedroom with a window overlooking the front aspect and ample room for bedroom furniture. The room benefits from its own en-suite shower room, providing added convenience. Bedroom two is also a well-proportioned double bedroom with a window and space for a range of furniture.

The main bathroom is fitted with a panelled bath with shower over, wash hand basin and WC, with tiled walls and a practical wood-effect floor.

Externally, the property benefits from an allocated parking space, providing valuable off-road parking.

Its location is a particular highlight, being within a close and relatively level walk of Weymouth town centre, the beach and picturesque harbourside, making this an excellent opportunity for those seeking a permanent home, coastal retreat or investment property.



Bedroom One 13'8" x 8'11" max (4.19 x 2.74 max)

Bedroom Two 11'3" x 8'7" (3.45 x 2.64)

Lounge Diner 14'4" x 12'9" (4.39 x 3.89)

Kitchen 11'3" x 6'0" (3.43 x 1.83)

Storage Cupboard 5'8" x 4'7" (1.73m x 1.40m)

Lease & Maintenance Information

The vendor informs us the lease has 102 years remaining, the ground rent charge is £529 per year which is broken into two six monthly payments and the service charge is £2433 per year which is also broken into 2 six monthly payments, both of which are reviewed yearly, there are no holiday lettings, pets allowed on request.

These details should be confirmed by your solicitor before any expense is incurred.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.