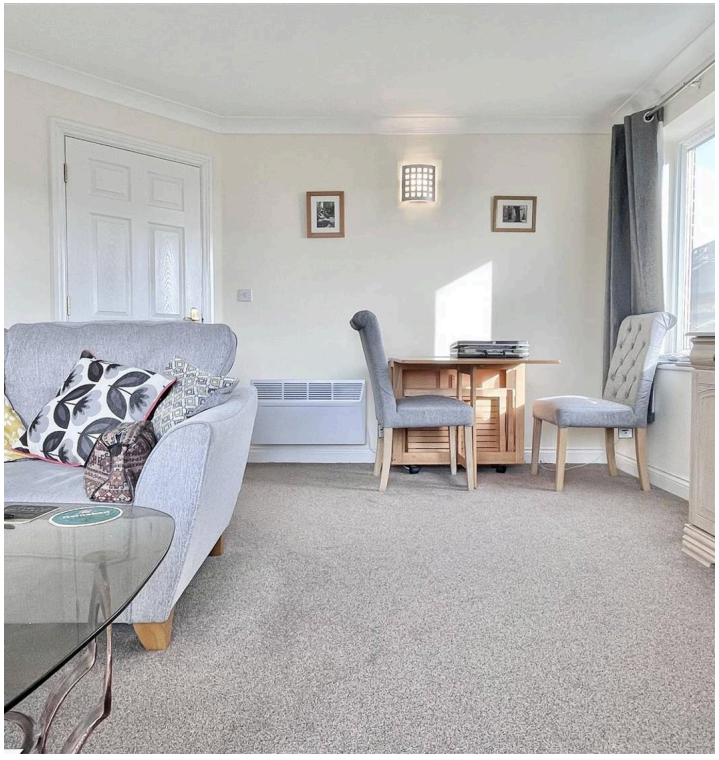


Flat 8, 8 Corscombe Close, Weymouth - DT4 0UF

In Excess of **£185,000**









Flat 8

8 Corscombe Close, Weymouth

Modern 2-bed first floor apartment with balcony and marina views, open plan living, secure entry, parking, landscaped gardens, 118-year lease, near shops and transport. Service charge £1,917. Council Tax band: D

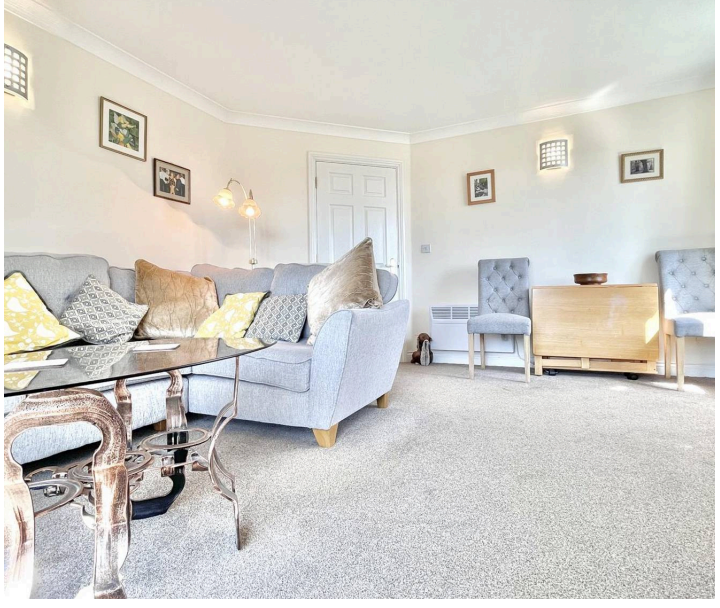
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 bedroom first floor apartment
- 118 years remaining on lease
- £1,917.00 Annual service charge
- £528 annual ground rent
- Private balcony with direct Marina Views
- Harbourside location
- Allocated parking
- Modern kitchen with integrated appliances
- Exceptionally landscaped communal gardens
- Central location, access to a variety of amenities
- Ensuite and family bathroom







Communal Hallway
Accessed via communal front door with stairs leading to all floors and lift access, the apartment is located on the first floor, front door into:

Inner Hallway
Two Storage cupboards, one housing the meters and one housing the hot water heater, electric radiators, doors leading to:

Lounge
13' 1" x 14' 5" (4.00m x 4.40m)
Dual aspect light filled living room with double glazed window overlooking the harbour, double glazed sliding doors leading to own balcony, electric radiator, coving, power points.

Balcony
Balcony area perfect for alfresco dining with views over Weymouth harbour.







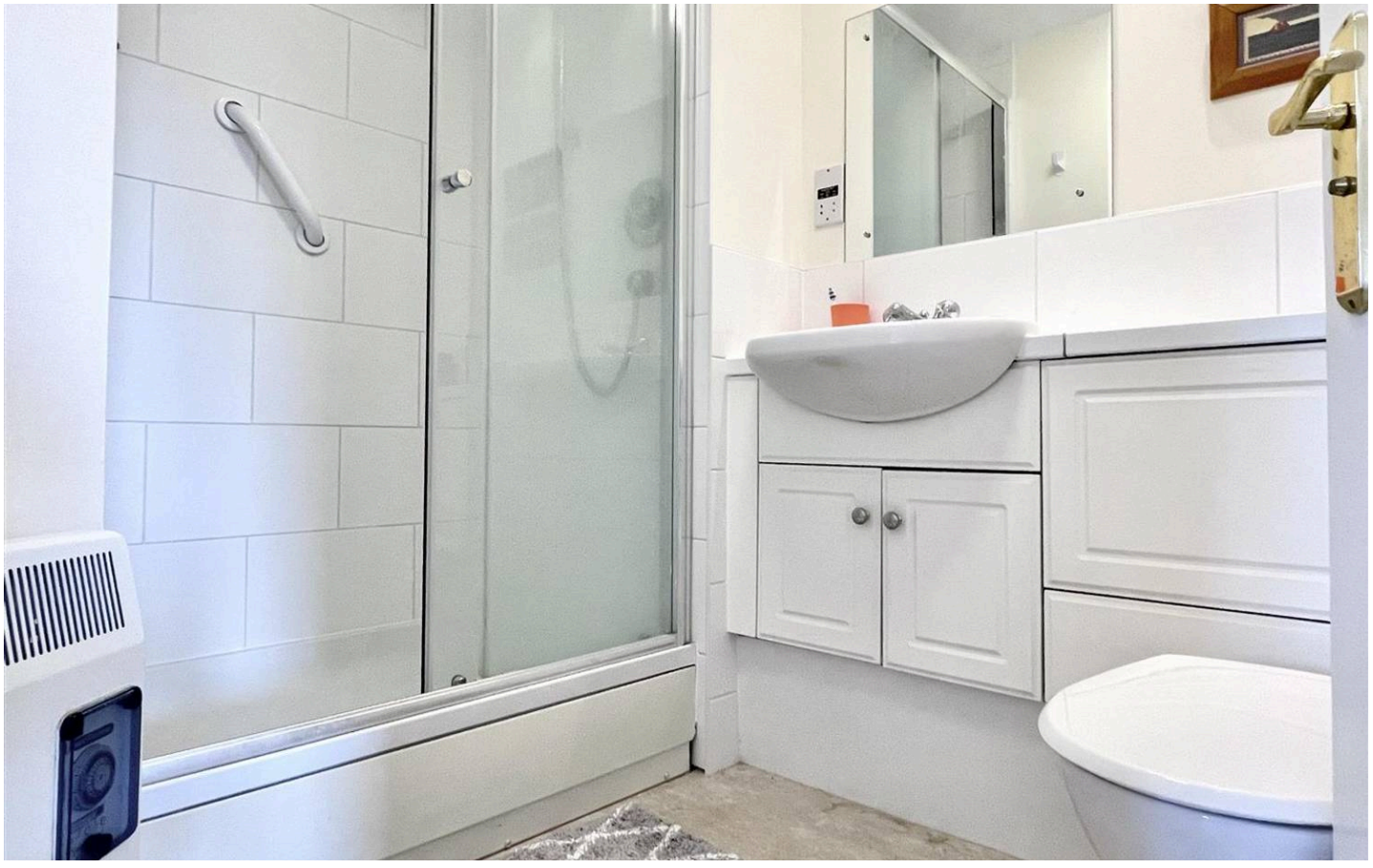
Master Bedroom
8' 10" x 15' 5" (2.70m x 4.70m)
Side aspect double glazed with, electric radiator, power points, built in wardrobe with rails and shelving, door leading to:

En-suite
4' 11" x 6' 11" (1.50m x 2.10m)
Partially tiled shower room with low level WC, hand wash basin with stainless steel mixer taps, wall to wall shower, spotlights, extractor fan.

Kitchen
5' 11" x 11' 6" (1.80m x 3.50m)
Front aspect double glazed window overlooking the harbour, range of eye and base level units with work surfaces over, integral electric oven with hob and extractor fan overhead, space for washing machine, stainless steel sink with was board.

Bedroom Two
8' 10" x 11' 6" (2.70m x 3.50m)
Front aspect double glazed window with views over Weymouth harbour, power points, electric radiator.

Bathroom
5' 7" x 6' 11" (1.70m x 2.10m)
Partially tiled bathroom with wall to wall bathtub and shower overhead, low level WC, hand wash basin with stainless steel taps, electric radiator, extractor fan







ALLOCATED PARKING

1 Parking Space

GROUND FLOOR



CORSCOMBE CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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