



## Corallian Court

Kirtleton Avenue, Weymouth DT4 7FG

- Two bedroom apartment
- Bathed in natural light
- Walking distance to Weymouth beach
- Presented to a modern standard throughout
- Open plan living
- Private allocated parking

**Offers Over £185,000 Leasehold**





### **Communal Entrance**

Entry phone system, door leading to communal hallway which has stairs and lift leading to all floors.

### **Apartment Entrance**

Door leading to:

### **Inner Hallway**

Under flooring heating, built in storage cupboard, doors leading:

### **Lounge/ Diner**

11'0" x 16'4"

Located to the rear of the building a spacious room bathed in natural sunlight from two rear aspect double glazed windows and one side aspect double glazed window, power points, TV point, open plan to kitchen area, under floor heating.



### **Kitchen**

7'0" x 10'8"

Rear aspect double glazed window, range of eye and base level units with work surfaces over, under floor heating, integrated fridge/freezer, newly fitted induction hob with extractor fan over and integrated oven underneath, space for white goods, 1 1/2 ceramic sink bowl with mixer taps, power points, cupboard housing under floor heating system.

### **Bedroom One**

8'7" x 10'7"

Side aspect double glazed window, under floor heating, large fitted wardrobe, power points.

### **Bedroom Two**

7'4" x 10'7"

Side aspect double glazed window, under floor heating, large fitted wardrobe, power points.

### **Underground Parking**

One allocated parking space located in private gated underground carpark plus lockable storage cupboard and bike storage.

### **N.B**

The vendor informs us the following:  
Service charge: £1,367.00 per annum  
Ground rent: £125 per annum  
Lease length 125 years from 2012

### **Disclaimer**

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Local Authority  
Council Tax Band **B**  
EPC Rating



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