



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 modern Fischer electric radiator. Power points. Intercom system. Storage cupboard which houses the boiler. Skirt boarding. Door leading into:-

Kitchen

11' 7" x 8' 3" (3.53m x 2.51m)

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 a tumble dryer. Space for an upright fridge freezer. Tiling. Power points. Storage cupboard.

Lounge / Diner

20' 2" x 11' 11" (6.15m x 3.63m)

Carpeted. Coving. Skirt boarding. Wall mounted modern Fischer electric radiator. Power points. Television point. Side aspect double glazed french door providing access to the second balcony. Rear aspect double glazed patio doors, providing access to the Juliet balcony.

Juliet Balcony

Bedroom One

14' 1" x 11' 2" (4.29m x 3.40m)

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

En Suite

8' 8" x 5' 4" (2.64m x 1.63m)

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

12' x 8' 8" (3.66m x 2.64m)

Rear aspect double glazed patio doors proving access to the balcony, enjoying direct Marina views. Carpeted. Wall mounted modern Fischer electric radiator. Skirt boarding. Power points. Television point.

Balcony

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Suite comprising panelled bath, low level WC and vanity wash hand basin. Wall mounted chrome heated towel rail. Extractor fan. Tiling.

Outside

Allocated Parking

Lease & Management Charges

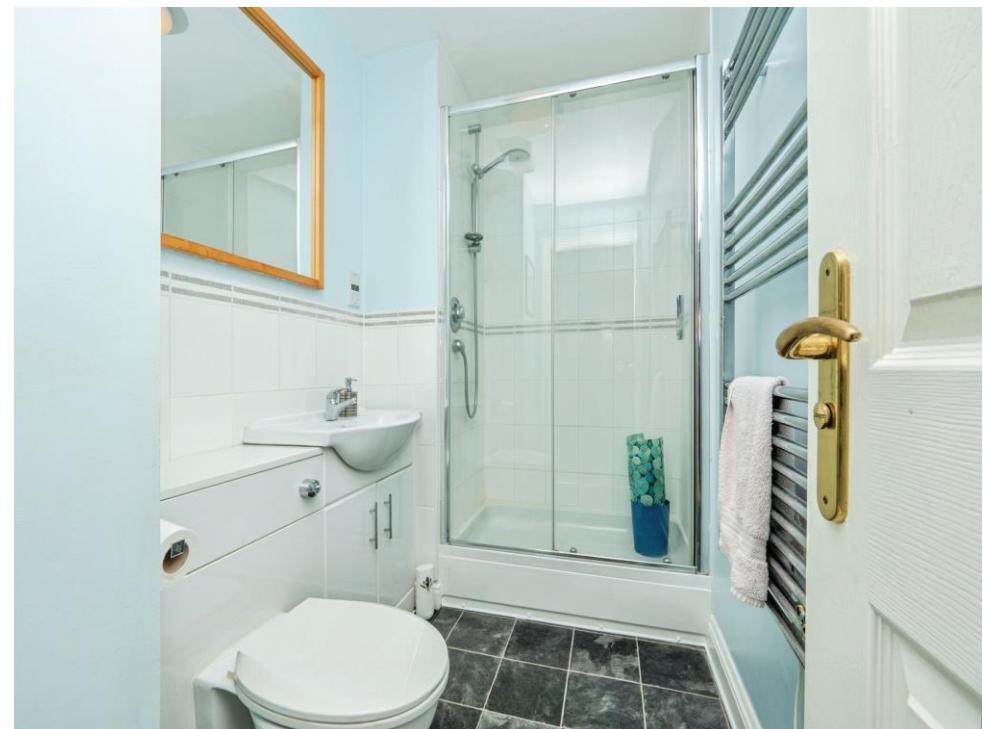
The vendors inform us that there is a 125 year lease which commenced in 2003, the service charge is £198 per month which includes buildings insurance and water, ground rent is £264.85 paid twice yearly, pets are on request and no holiday letting is permitted.

Private Store Room

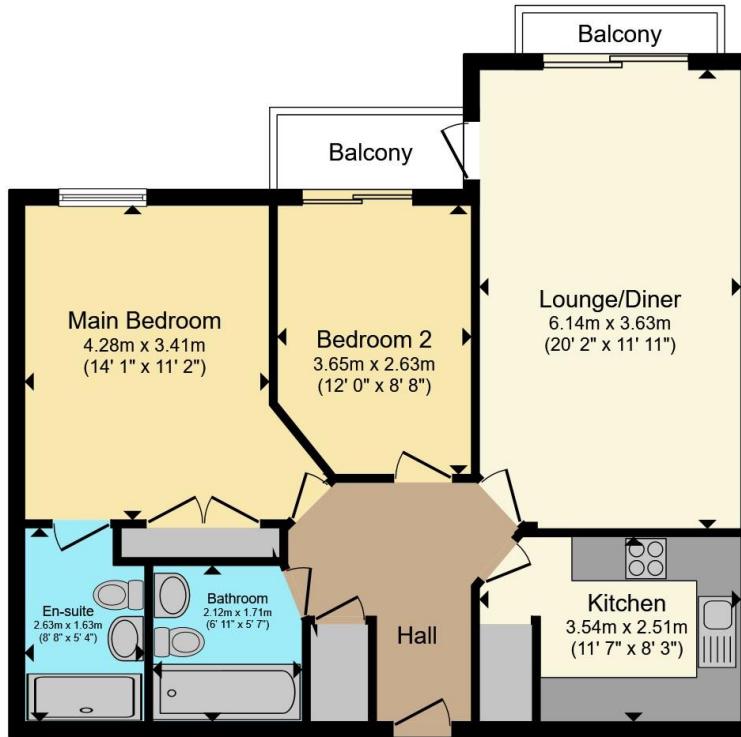
Lockable storage room ideal for larger items.

Communal Bike Store









Total floor area 74.2 m² (799 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

Connells

To view this property please contact Connells on

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84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating: B
Council Tax
Band: D

Service Charge:
2376.00

Ground Rent:
529.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309060

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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