



## Corscombe Close

Inner Harbourside, Weymouth DT4 0UD

- First Floor, Lift Serviced, Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Allocated Parking
- Potential
- Picturesque Views of the Inner Harbour
- Spacious Lounge / Diner with Private Balcony
- Family Bathroom & En-Suite Shower Room
- Furniture Included

**Asking Price £225,000 Leasehold**



## SUMMARY OF ACCOMMODATION APARTMENT

### Entrance Hallway

### Lounge / Diner

12'0" x 20'6"

### Balcony

8'8" x 4'4"

### Kitchen

12'0" max x 8'1" max ( max x max)

### Bedroom One

9'2" x 13'6"

### En Suite Shower Room

4'11" max x 8'10" max ( max x max)

### Bedroom Two

8'7" max x 12'2" max ( max x max)

### Bathroom

6'4" x 6'7"

## OUTSIDE

### Communal Gardens

### Allocated Parking Space

The accommodation comprises a communal entrance providing secure entry to a well-maintained lobby with stairs and lift access to all floors. Within the apartment the entrance hallway is a welcoming reception space with a storage cupboard and doors leading to all principal rooms. The lounge / diner is a spacious and bright room with a large double-glazed window and a glazed door opening to the balcony. This space offers delightful views over the communal gardens and onwards to Weymouth Harbour. The kitchen is modern and tastefully fitted with a range of matching wall and base units, integral halogen hob with electric oven, extractor fan and fridge/freezer.

The apartment enjoys two double bedrooms. Bedroom one is a generous double room situated at the front of the property, featuring a built-in double wardrobe, with access to an en-suite shower room comprising a shower cubicle, vanity wash hand basin and WC. Bedroom two is another good-sized bedroom with a front aspect double glazed window. Both rooms enjoy views overlooking the Inner Harbour. Completing the internal accommodation is the family bathroom comprising a panelled bath with shower mixer tap, pedestal wash hand basin and low-level WC.

Externally, the development features attractive and well-maintained communal gardens with planted borders. A parking space is allocated to the apartment, along with some additional visitor parking spaces.

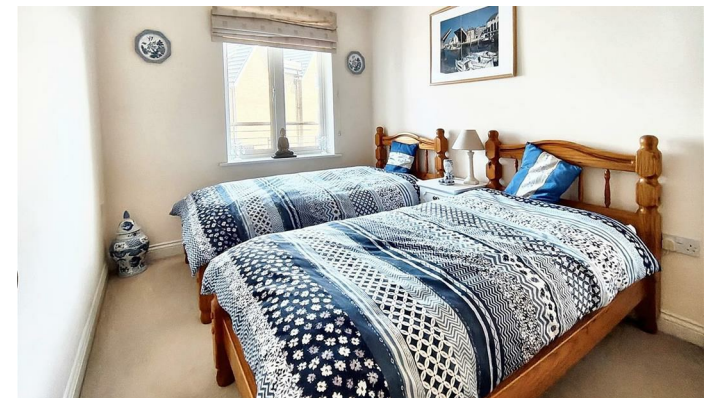
A superb, purpose-built two-bedroom apartment, ideally situated close to town with stunning views over Weymouth's iconic inner harbour. Offered with no onward chain, this spacious and well-presented property benefits from double glazing, Economy 7 heating and allocated parking. The apartment features two good-sized bedrooms, a modern fitted kitchen and bathroom, as well as an ensuite shower room to the main bedroom. An outdoor balcony provides the perfect spot to enjoy a morning coffee while taking in the picturesque harbour views. The beautiful furniture contained within the apartment can be included in the sale, if desired.

We are informed that the lease has 103 years remaining. The service charge is £2,334.00, which includes building maintenance and water rates. The ground rent is £508.00 per annum. Both charges are invoiced half yearly.

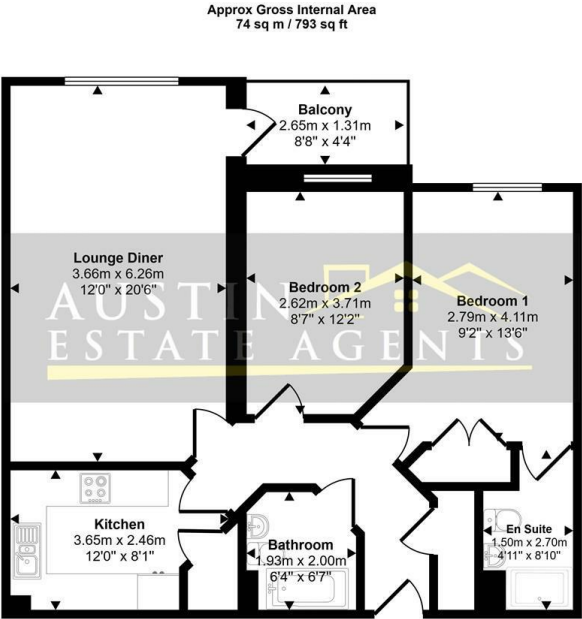
The lease allows for residential lets. Holiday lets and pets are not permitted.

The furniture within the apartment can be included in the asking price if required.

For further information, or to make an appointment to view this fabulous apartment, please call the team at Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **D**  
EPC Rating **C**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

