

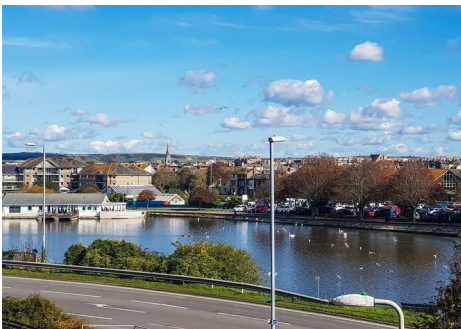


Instinct Guides You



## Corscombe Close, Weymouth, Dorset DT4 0UG £165,000

**\*NO ONWARD CHAIN - HARBOUR VIEWS\*** TWO DOUBLE BEDROOM second floor Apartment with Juliet balcony & **ALLOCATED PARKING** overlooking Weymouth Inner Harbour. This modern apartment with lift to all floors is situated within a stones throw from Weymouth town centre, Harbourside and all main amenities. The property is being sold with no onward chain and comprises; hallway, generous size lounge with Juliet balcony enjoying harbour views, fitted integrated kitchen, two bedrooms with the master being En-suite again both with views and bathroom. Outside there is an allocated parking space.



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.

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**Entrance**

Door into:-

**Entrance Hallway**

Storage heater. Airing cupboard housing hot water tank.  
Door to:-

**Lounge 19'10" x 11'9" (6.05m x 3.58m)**

Coved ceiling. Double glazed patio door opening onto Juliet balcony enjoying views of the inner harbour. Wall mounted heater. Television point.

**Kitchen 11'7" x 8'2" (3.53m x 2.49m)**

Modern fitted kitchen comprising wall and base units with roll edge work surfaces over. Inset 1½ bowl sink unit. Built in oven. Inset hob with extractor hood over. Integral fridge freezer. Plumbing for washing machine. Complimentary tiling.

**Bedroom One 13'10" x 9'1" plus door recess (4.22m x 2.77m plus door recess)**

Front aspect double glazed window with some views towards the inner harbour. Range of fitted bedroom furniture. Built in wardrobe. Television point. Door to:-

**Ensuite**

Comprising fitted double shower cubical. Close coupled WC. Vanity sink unit. Full height tiling to all walls. Wall mounted hater. Down lighting.

**Bedroom Two 12'1" x 8'8" (3.68m x 2.64m)**

Front aspect double glazed window with some views towards the inner harbour. Wall mounted heater.

**Bathroom**

Suite comprising panelled bath with shower attachment over. Close coupled WC. Pedestal wash hand basin. Wall mounted heater. Full height tiling to all walls. Extractor fan.

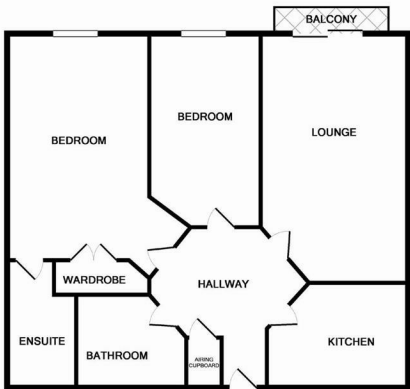
**Allocated Parking & Facilities**

One allocated space. Bicycle & Bin Store

**Lease & Maintenance**

The vendor has informed us that the lease term is a 125 year lease starting in 2003. The Ground Rent is £250 per year & service charge is £966 every 6 months . No pets allowed.

We recommend details are verified by your solicitor before incurring any additional costs.



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	84	85
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	74	75
EU Directive 2002/91/EC		

Important Notice: 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.