



**Corallian Court, Weymouth**  
Weymouth



**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

### Purpose-Built Ground Floor Apartment

Two Double Bedrooms | Open Plan Living/Kitchen | Bathroom  
Underfloor Heating | Secure Underground Parking  
Walking Distance to the Beach, Town Centre & Lodmoor Hill

This well-presented, purpose-built ground floor apartment offers spacious and modern accommodation, perfectly positioned close to Lodmoor Hill amenities and within easy walking distance of Weymouth Beach and the Town Centre. With two generous double bedrooms, underfloor heating throughout and secure underground parking, the property combines comfort, convenience and coastal living.

Built in 2012, the apartment forms part of a well-maintained development and is accessed via a secure communal entrance with lift and stair access, along with internal access to the underground parking area. Once inside, the entrance hall leads through to a bright and welcoming open plan living and kitchen space, providing ample room for both relaxing and dining.

The kitchen is fitted with a range of wall and base units and includes built-in appliances, a fridge freezer, and space and plumbing for a washing machine. A built-in cupboard houses the Nibe boiler, which controls the hot water and underfloor heating system.







Both bedrooms are comfortable double rooms enjoying good natural light, while the modern bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, WC, heated towel rail and complementary tiling.

Further benefits include underfloor heating throughout, an allocated secure underground parking space accessed via electronic key fob, along with communal storage and bicycle facilities within the development.

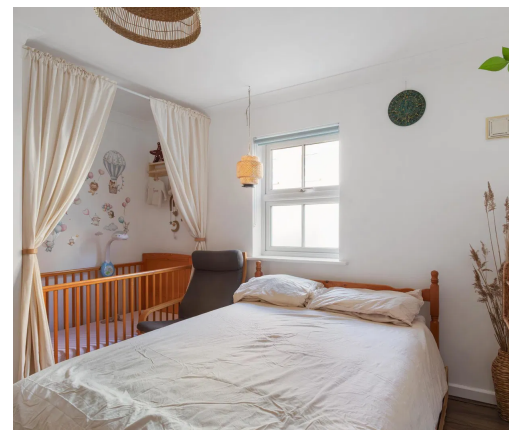
#### About Weymouth

Weymouth is a vibrant and much-loved seaside town, renowned for its golden sandy beach, historic harbour and picturesque esplanade. Offering a great mix of independent shops, cafés, restaurants and leisure facilities, the town caters well for both full-time residents and holidaymakers alike. With excellent transport links, beautiful coastal walks along the Jurassic Coast and a strong sense of community, Weymouth continues to be a popular choice for those looking to enjoy coastal living without compromising on everyday convenience.

Leasehold — 125 years from January 2012 (114 years remaining).

Service charge: £1,406.63 per annum

Ground rent: £125 per annum



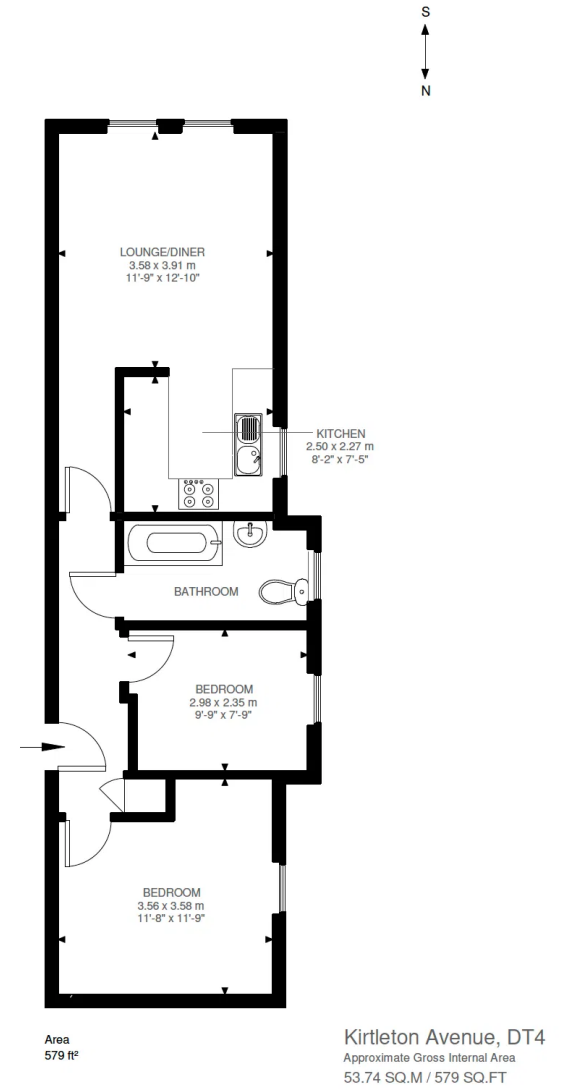


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.