



Instinct Guides You



## The Esplanade, Weymouth £875 PCM

- Two Bedrooms
- VIEWS OVER WEYMOUTH BAY
- Central Location
- Close To Transport Links
- Council Tax Band A
- Bay Window
- Available For Long Term Let
- Regretfully, No Pets
- Well Presented
- EPC = C



Submit Your  
Application Today...

aria | propertymark

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)  
to complete our application form.

All applications will be checked for savings. Once advertised Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  Instinct Guides You



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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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PLEASE SEE APPLICATION PROCESS

A WELL PRESENTED, MODERN top floor apartment in a central location in Weymouth Town, a stones throw from the beach. The property benefits from light and airy accommodation with a BAY WINDOW in the living room, separate kitchen, a well proportioned double bedroom, good size single bedroom and modern bathroom.

The EPC for this property is C

The Council Tax is Band A

## Room Dimensions

Lounge/ Diner 13'7 x 12'8 into bay (4.14m x 3.86m into bay)

Kitchen 7'10 x 5'6 (2.39m x 1.68m)

Bedroom One 11'1 x 10'2 (3.38m x 3.10m)

Bedroom Two 9'2 x 7'9 (2.79m x 2.36m)

### Application Process

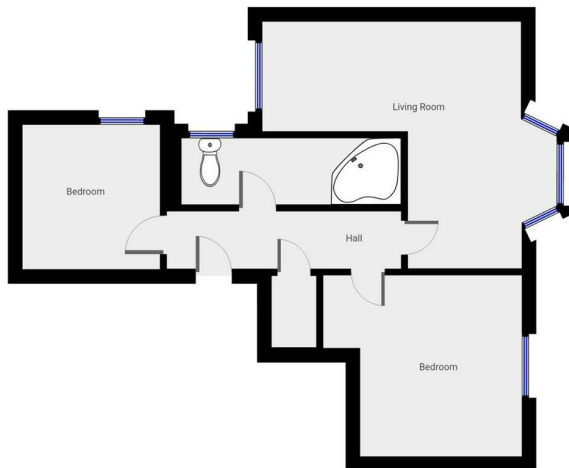
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

Once in receipt of an application, these will be sent to the landlord and they will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[wilsontominey.co.uk/application](http://wilsontominey.co.uk/application)



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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			
		72	80
England & Wales		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		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of 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.