



Instinct Guides You



Edward Court, The Esplanade £1,450 PCM

- Private Entrance
- Stones Throw To Weymouth Beach and Harbour
- Utility Room
- Character Features
- Council Tax Band A
- Beautifully Presented Throughout
- New Kitchen and Bathroom
- Close to local transport
- Open Plan Living
- EPC = C



Submit Your
Application Today...

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Head to www.wilsontominey.co.uk
to complete our application form.

All applications will be checked for savings. Once checked 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 ***

Nestled between the picturesque HARBOUR and Weymouth's Georgian ESPLANADE, this delightful grade II listed THREE-bedroom flat exudes character and charm, just moments away from vibrant bars and eateries. 'The Moorings' has undergone a thorough refurbishment and has been finished to a superb standard.

The hub of this contemporary apartment is the substantial open-plan living area, offering a spacious and adaptable room for both relaxation and hosting. A large brick fire surround commands attention and creates a focal point in the room. The kitchen benefits from a built-in fridge/freezer, dishwasher and oven & hob.

Leading off the main living space you'll find a utility room and a storage cupboard, providing a practical work space and additional storage. The family bathroom is tastefully designed, featuring a separate shower, bath, wash hand basin, and W/C, all in a neutral and well-planned space with modern decorative tiling.

Three bedrooms complete the apartment with bedrooms one and two oozing character while offering ample space for a range of bedroom furnishings. Bedroom three offers versatility however does not have a window or natural light.

Council Tax Band A

EPC = C

Room Dimensions

Living Room/ Kitchen 22'11" x 19'8" (7.0 x 6.0)

Bedroom One 14'5" x 9'10" (4.4 x 3.0)

Bedroom Two 11'11" x 11'3" (max) (3.64 x 3.44 (max))

Bedroom Three 8'6" x 7'10" (2.6 x 2.4)

No Window

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



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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.