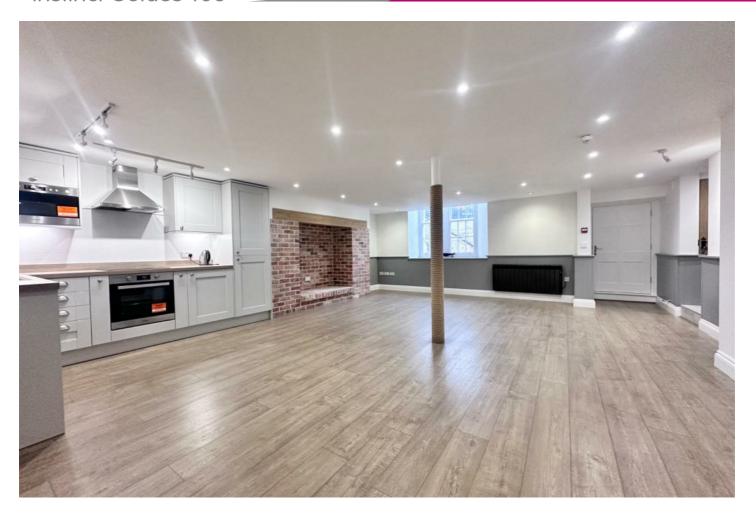


## Instinct Guides You



## 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









Wilson<mark>Tominey</mark> Ltd 15 Westham Rd. DT4 8NS 01305 775500

E sales@wilsontominey.co.uk W www.wilsontominey.co.uk



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 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

FPC = C



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**

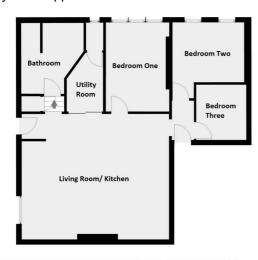
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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

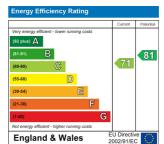


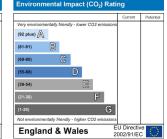












Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.