



Instinct Guides You



Greenhill, Weymouth £1,200 PCM

- Premium Property
- Well Presented Throughout
- Long Term Let
- Sea Views
- EPC - C
- Sought After Location
- Parking
- Close To Ammenities
- Available Now
- Council Tax - D

**Submit Your
Application
Today...**

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

Complete Our Application Form

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey
PROPERTY & COASTLINE



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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Located in the highly desirable area of Greenhill, directly opposite the beach, this two-bedroom, second-floor apartment offers stunning uninterrupted sea view spanning the width of Weymouth's beautiful curved bay, a bright and spacious living area, and a modern kitchen & shower room. Just steps from the water's edge, the property boasts an enviable position close to the vibrant town center and transport links.

As you step into the apartment, you're immediately charmed by the warm decor of the property. The central hallway connects all parts of the home, including the lounge/diner, kitchen, bathroom, and the two bedrooms.

The lounge/diner, located at the front of the property, is generously proportioned and perfect for relaxing or entertaining. It easily accommodates dining furniture and seating, all while showcasing uninterrupted views of the sea via a Juliette balcony. The recently upgraded kitchen features sleek shaker style cabinetry, and integrated appliances, including an oven, induction hob, fridge-freezer, washing machine & dishwasher.

The primary bedroom has been tastefully decorated and two windows create a bright, inviting space with plenty of room for furniture. In addition bedroom two is further double room with some elevated views to the rear.

The shower room completes the apartment and has been tastefully modernised, a large step in shower is complimented by contemporary tiling beautifully contrasting the aesthetic of the room. A wash hand basin with vanity unit and w.c finish the room.

Outside the property has one allocated space and the block has visitor parking. The apartments position sets it apart from the crowd being within a stones throw to the stunning Greenhill gardens and level stroll by the waters edge to the town center and vibrant harbourside.

EPC - C
Council Tax - D

Room Dimensions

- Kitchen 10'0" x 8'0" (3.06m x 2.44m)
- Sitting Room 14'8" x 13'5" (4.49m x 4.10m)
- Bedroom One 12'9" x 9'7" (3.91m x 2.94m)
- Bedroom Two 10'9" x 6'3" (3.28m x 1.93m)

Shower Room

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:

www.wilsonsominey.co.uk/application



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.