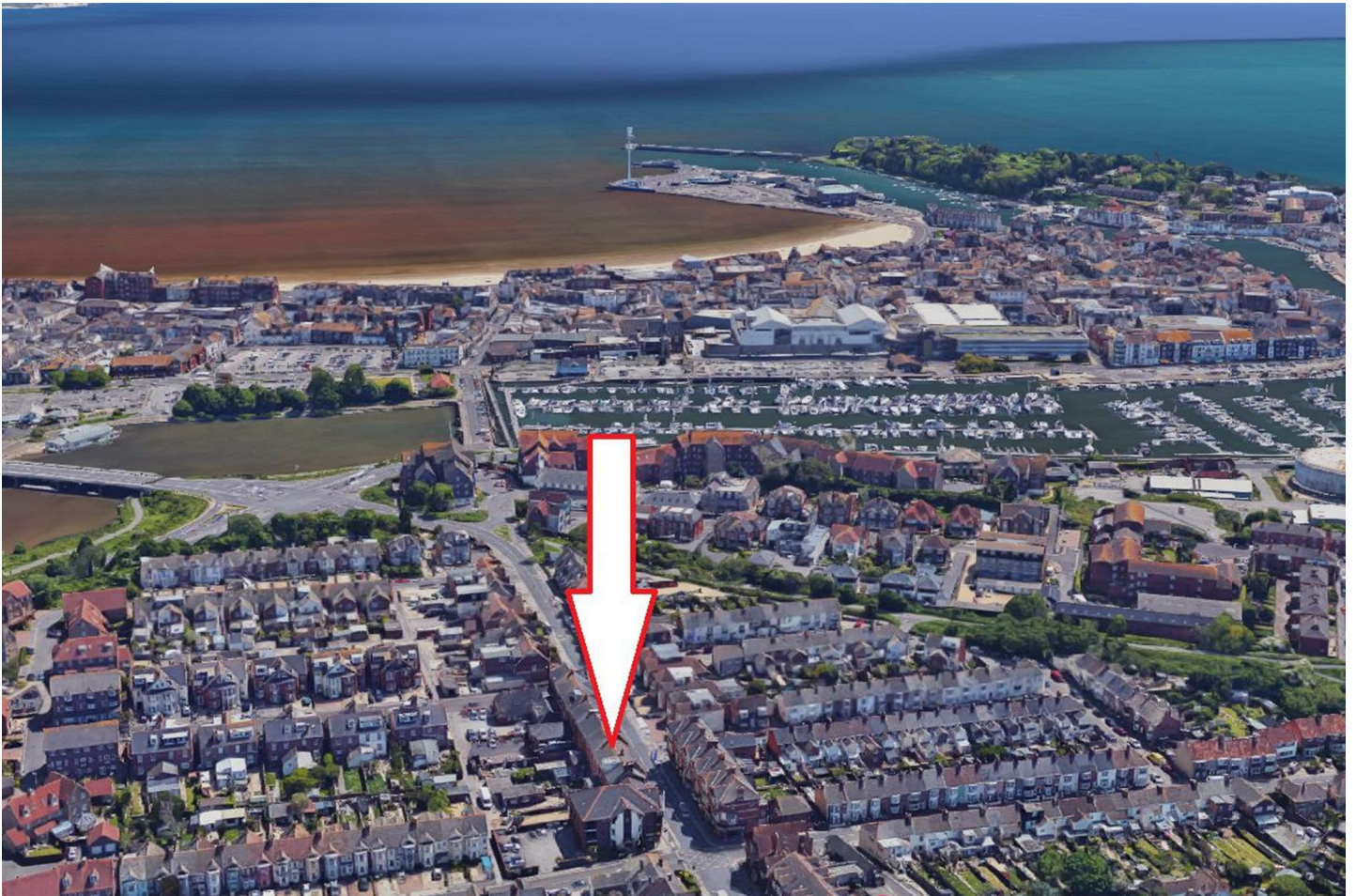




Instinct Guides You



Abbotsbury Road, Weymouth, Dorset £600 PCM

- Studio Apartment
- Moments From Town Centre
- Long Term Let
- Allocated Parking Space
- Council Tax Band A
- Short Stroll To Weymouth Beach
- Close to Local Amenities
- Part Furnished
- No Pets Allowed Due to Headlease
- EPC = C

**Submit Your
Application
Today...**

Head to www.wilsonsominey.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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsonsominey.co.uk
W www.wilsonsominey.co.uk



*** PLEASE SEE APPLICATION PROCESS ***

A well appointed, self contained studio apartment moments from WEYMOUTH BEACH & TOWN CENTRE. This top floor apartment is perfect for a young professional or those looking to enjoy the thriving setting Weymouth Town has to offer.

The property itself comprises a spacious living area with several white draw units and settee included. With velux windows at both sides of the room it's always filled with sunlight. The galley kitchen includes a washing machine and under counter fridge freezer. The bathroom comprises of a bath, pedal basin and WC.

Outside to the rear of the block is an allocated parking space for one vehicle.

The property is available for long term let towards the end of April. Unfortunately no pets are allowed due to restrictions within the head lease.

The EPC for this property is C

The Council Tax is Band A

Room Dimensions

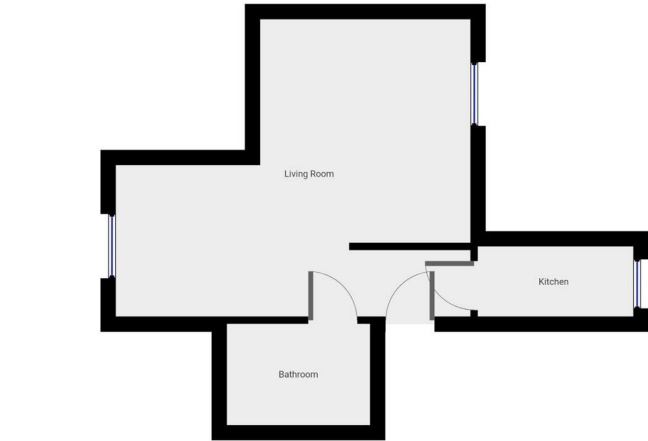
Application Process

Due to the current high level of demand, we are asking all prospective tenants to submit an application prior to viewing. Once in receipt of an application, the landlord 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:

wilsonsominey.co.uk/application



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.