



Instinct Guides You



## Kirtleton Avenue, Weymouth £775 PCM

- Near the Seafront
- One Bed Property
- Allocated Parking
- Lift Access
- EPC: TBC
- Close to Local Amenities
- Easy Access to Town
- Open Plan Lounge and Kitchen
- Purpose Built
- Council Tax: A



**Submit Your  
Application  
Today...**

Head to [www.wilsontominey.co.uk](http://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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E [sales@wilsontominey.co.uk](mailto:sales@wilsontominey.co.uk)  
W [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)



Situated within a purpose-built development just off Kirtleton Avenue in Weymouth, this modern one-bedroom apartment offers bright, spacious accommodation and allocated parking within easy reach of local amenities, transport links and the seafront. The property benefits from a well-kept communal courtyard and private residents' parking area.

The apartment is accessed via a secure communal entrance with lift access leading to a private front door and hallway. The lounge is a generous, light-filled space with neutral décor and fitted carpet, creating a comfortable area for relaxation. Adjoining the lounge is the kitchen, fitted with modern white units, wooden worktops and integrated appliances including an oven and hob. There is ample natural light from the large window overlooking the rear aspect.

The bedroom is a good-sized double, finished in soft neutral tones with a window providing plenty of daylight. The bathroom features a white suite with a panelled bath and shower over, glass screen, pedestal basin and WC, complemented by modern tiling and vinyl flooring.

Externally, the development is well maintained with brick-built elevations, landscaped communal areas and residents' parking located close to the entrance.

This property combines modern living with a convenient location close to Weymouth town centre, the beach and mainline train station.

EPC: TBC  
Council Tax Band: A

Room Dimensions

Living Room 13'3" x 9'9" (4.05 x 2.98)

Kitchen 9'8" x 5'10" (2.95 x 1.8)

Bedroom 10'4" x 10'1" (3.17 x 3.08)

Bathroom 7'1" x 5'10" (2.18 x 1.8)

Application Process

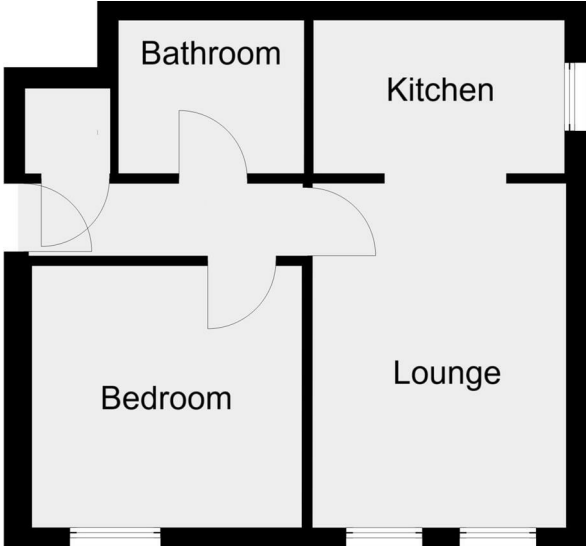
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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.