



Instinct Guides You



Lansdowne Square, Weymouth £825 PCM

- LARGE Apartment
- One Double Bedroom
- Located In Rodwell
- Close To Amenities
- Walking Distance To Town Centre
- Council Tax - A
- Period Home
- Upper Ground Floor
- Communal Garden
- EPC - 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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Nestled in one of Rodwell's peaceful cul-de-sacs, this generously proportioned and well-appointed one-bedroom apartment enjoys a prime upper ground floor position, just moments from Weymouth Marina.

Accessed via a grand entrance at the front of the building, the property opens into a central lounge/ dining area with large rear bay window adding to the character of the room. This spacious room is enhanced by natural light and features ample space for both seating and dining arrangements. The adjoining spacious kitchen is well-appointed with space for appliances and generous countertop space.

From the lounge, a door leads to the double bedroom with high ceilings and space for ample furniture. Across the lounge and through the kitchen lies the bathroom, fitted with a white suite comprising a full-sized bath with overhead shower, pedestal sink and toilet, all set beneath a frosted window for privacy.

To the rear is a well maintained communal garden. To the front is parking on a first come, first served basis.

Set within a cul-de-sac of attractive character properties, this home enjoys an enviable location just a short stroll from Weymouth's historic harbour and vibrant town centre.

EPC - D
Council Tax - A

Room Dimensions

- Kitchen 14'0" max x 9'4" max (4.27m max x 2.87m max)
- Lounge/Diner 14'0" max x 12'7" max (4.27m max x 3.84m max)
- Bedroom One 14'0" x 9'4" (4.27m x 2.87m)
- Bathroom

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		
	63	73
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.