



Instinct Guides You



Fernhill Avenue, Weymouth £1,025 PCM

- Penthouse Apartment
- Two Double Bedrooms
- Lodmoor
- Close To Amenities
- EPC = C
- Open Plan Living Area
- Modern Fitted Kitchen
- Allocated Parking
- Close To Transport Links
- Council Tax Band C

**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, WilsonTominey 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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*** PLEASE SEE APPLICATION PROCESS ***

A LARGE TWO BEDROOM PENTHOUSE APARTMENT WITH ALLOCATED PARKING IN LODMOOR. The accommodation is situated on the top floor and comprises an entrance hallway, OPEN PLAN LIVING AREA with MODERN FITTED KITCHEN and light and airy large lounge, two double bedrooms and large bathroom suite. Outside is a communal rear garden and ALLOCATED PARKING SPACE.

The EPC for this property is C

The Council Tax is Band C

Room Dimensions

- Open Plan Living Area/ Kitchen 36'1 max x 14'4 max with restricted head height (11.00m max x 4.37m max with restricted head height)
- Bedroom One 17'2 max x 11'9 max with restricted head height (5.23m max x 3.58m max with restricted head height)
- Bedroom Two 11'6 max x 9'6 max with restricted head height (3.51m max x 2.90m max with restricted head height)

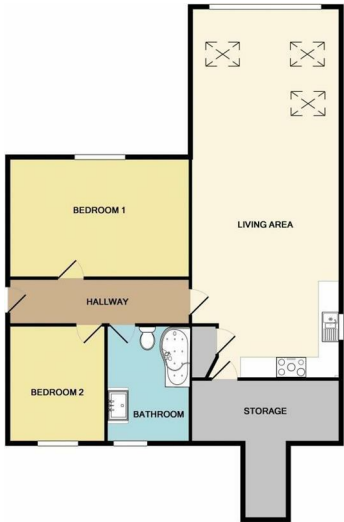
Application Process

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:

wilsontominey.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.