



Instinct Guides You



Goldcroft Avenue, Weymouth £1,050 PCM

- Penthouse Apartment
- Substantial Top Floor Apartment
- Lift Access To All Floors
- Far Reaching Views Including Nature Reserve
- EPC - C
- Allocated Parking
- Close To Town Centre & Seafront
- Generous Kitchen/Diner
- Bathroom & En-suite
- 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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This substantial PENTHOUSE APARTMENT boasts sweeping views across the nature reserve and surrounding landscape. Ideally positioned just outside the town centre, the property features a spacious kitchen/diner, two double bedrooms, an en-suite, and allocated parking.

Located within the sought-after Kingfisher Court—a modern development set among mature communal grounds—the apartment benefits from lift access to all floors, with the added convenience of the lift rising directly into the property itself.

At the heart of the home is the generous kitchen/diner, a well-proportioned space with ample room for dining furniture and a fully fitted kitchen offering extensive cabinetry and worktop space. Large windows frame captivating views over the nature reserve, flooding the room with natural light.

Adjacent to the kitchen, the living room continues the theme of space and light, retaining the same scenic outlook and offering a comfortable setting for relaxation.

Both bedrooms are doubles, with the principal bedroom featuring charming sloped ceilings, dormer windows, and a private en-suite shower room. The second bedroom is equally well-sized, and the family bathroom includes a bath with shower over, wash hand basin, and WC.

Outside, the communal grounds are beautifully maintained and bordered by mature trees and shrubs, creating a peaceful and leafy backdrop.

The town centre is within close proximity and offers a range of eateries shops and transportation links. The iconic sandy beach leads towards the vibrant harbourside.

EPC - C
Council Tax - D

Room Dimensions

Living Room 18'8" max x 11'7" max (height restrictions) (5.70 max x 3.54 max (height restrictions))

Bedroom Two 11'5" plus warbrobes x 8'5" (3.50 plus wardrobes x 2.58)

Bedroom One 18'8" max 12'2" max (height restrictions) (5.70 max 3.71 max (height restrictions))

Bathroom 10'7"ax x 6'2" max (3.25max x 1.89 max)

En-suite 7'4" x 6'11" (2.25 x 2.12)

Kitchen / Diner 21'0" max x 11'9" max (height resrictions) (6.41 max x 3.60 max (height restrictions))

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.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.