



Instinct Guides You



## Cassea Court, Weymouth £1,050 PCM

- Upwey
- Ground Floor
- Two Bedrooms
- Dual Aspect Living Room
- EPC = TBC
- On A Bus Route
- Designated Parking Space
- Modern Fitted Kitchen
- Local Amenities Nearby
- Council Tax Band A



**Submit Your Application Today...**

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

Lettings & Property Management



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@wilsonstominey.co.uk](mailto:sales@wilsonstominey.co.uk)  
W [www.wilsonstominey.co.uk](http://www.wilsonstominey.co.uk)



\*\*\* PLEASE SEE APPLICATION PROCESS \*\*\*

A Well Presented Two Double Bedroom Ground Floor Apartment with Allocated Parking situated in Upwey. The apartment features a modern fitted kitchen, built in wardrobes to both bedrooms and storage cupboards in the hallway, a good size double aspect lounge-diner and a larger than average main bedroom. Further features include; Combi boiler, central heating and double glazing. Available now.

The EPC for the property is C

The council tax is band A

With regret, lease doesn't allow for pets.

## Room Dimensions

Lounge/Diner 16'0" x 11'9" (4.9m x 3.6m)

Kitchen 8'10" x 6'10" (2.7m x 2.1m)

Bedroom One 14'1" x 11'9" (4.3m x 3.6m)

Bedroom Two 8'10" x 8'6" (2.7m x 2.6m)

Bathroom 6'10" x 5'6" (2.1m x 1.7m)

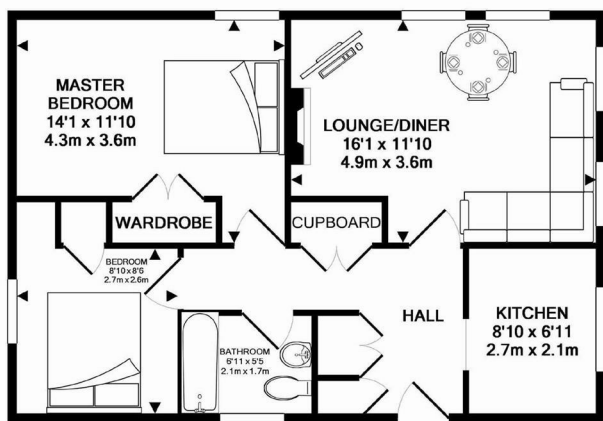
### Application Process

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](http://wilsontominey.co.uk/application)



TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 SQ.M.)  
Made with Metropix ©2015

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	79

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