



Instinct Guides You



## Lansdowne Square, Weymouth £800 PCM

- Recently Refurbished
- Great Transport Links
- Modern Fitted Kitchen
- Close To Harbour
- Council Tax: A
- Spacious Open Plan Living
- Near Town Centre
- Character Features
- Bright Bay Window
- EPC: D



**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, WilsonTominey aims to be in contact within 7 working days.

WilsonTominey  
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.

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Situated within the sought after Lansdowne area of Weymouth, this recently refurbished one bedroom apartment forms part of an attractive period building and offers bright, well presented accommodation throughout. The property benefits from a spacious open plan kitchen and living area, a modern bathroom room and a double bedroom, all conveniently located within easy reach of Weymouth town centre, the seafront, local amenities and transport links.

The apartment is accessed via a communal entrance with stairs rising to the property. Upon entering, a hallway provides access to the principal rooms.

The open plan kitchen and living space is a particularly impressive room, featuring high ceilings and a large bay window which allows for plenty of natural light. The kitchen is fitted with a range of modern wall and base units, integrated oven and hob. The room offers ample space for both lounge and dining furniture, creating a practical and versatile living environment.

Located off the Hallway area, the bedroom is a double room with a pleasant outlook and space for freestanding furniture.

The Bathroom room has been fitted with a contemporary white suite comprising a Bath with shower attachment over, wash hand basin and WC. Modern tiling and fittings complete the space.

The property has been redecorated in neutral tones throughout and benefits from newly fitted floor coverings, creating a bright and modern feel. An ideal home for a single occupant or couple seeking well presented accommodation in a convenient Weymouth location.

There is parking on a shared forecourt at the front of building, based on in a first come first served basis. There is also a shared communal garden.

Council Tax: A  
EPC: D

## Room Dimensions

Bedroom 10'9" x 6'3" > 4'6" (3.3 x 1.92 > 1.38)

Lounge/ Kitchen 19'10" > 13'6" x 13'6" > 11'11" (6.06 > 4.14 x 4.14 > 3.65)

### Application Process

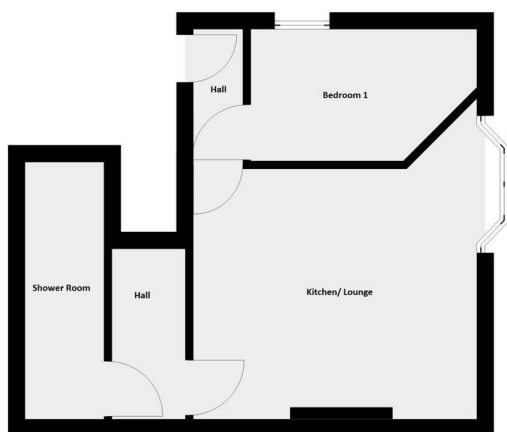
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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.

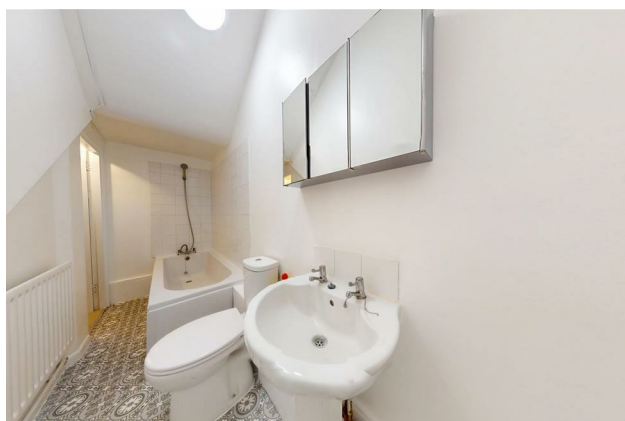
**IMPORTANT:** Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

[www.wilsonsominey.co.uk/application](http://www.wilsonsominey.co.uk/application)



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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.