



Instinct Guides You



Lansdowne Square, Weymouth £575 PCM

- Private Entrance
- Modern Kitchen
- Communal Garden
- Gas Central Heating
- EPC = D
- White Goods Included
- Popular Location of Rodwell
- Lower Ground Floor
- Parking Area
- Council Tax Band A

**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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



PLEASE SEE APPLICATION PROCESS

A self contained studio apartment moments from WEYMOUTH HARBOUR & TOWN CENTRE. This lower ground floor apartment has it's own private entrance and access to a lawned communal garden as well as benefiting from a fitted kitchen.

Stepping over the threshold, you enter into the hall with access into the kitchen on your left. This space benefits from a washing machine, half height freestanding fridge freezer and counter top cooker as well as ample wall mounted shelf space. The main space itself is a spacious living area with dual aspect windows. The shower room, just off the main reception space benefits from an electric shower with a separate WC and wash hand basin in another room.

Outside to the rear of the block is a SUNNY ASPECT, mature communal garden.

Parking to the front of the block is on a first come, first serve basis.

The property is available for long term let. Unfortunately no pets are allowed due to restrictions within the head lease.

Council Tax Band A

The EPC for this property is D

Room Dimensions

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.

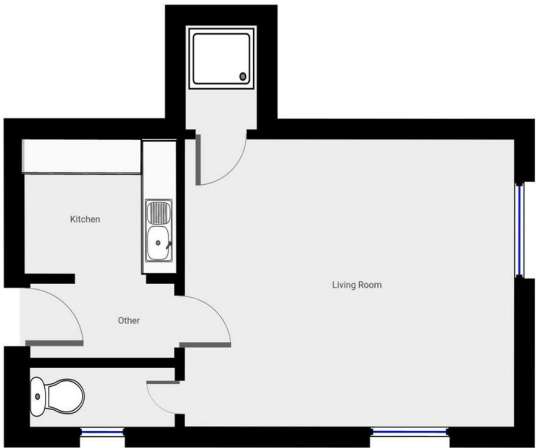
IMPORTANT: Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

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

wilsontominey.co.uk/application

Kitchen 5 x 6 (1.52m x 1.83m)

Lounge/ Bedroom 8 x 13 max (2.44m x 3.96m max)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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.