



Instinct Guides You



## Preston Road, Weymouth £1,100 PCM

- Two Bedrooms
- Top Floor
- Modern Kitchen & Bathroom
- No Pets
- EPC = B
- Balcony & Juliet Balcony
- Allocated Parking
- Views Over Nature Reserve
- Long Term Let
- Council Tax Band C



**Submit Your Application Today...**

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

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

A STUNNING TWO DOUBLE BEDROOM LUXURY PENTHOUSE BALCONY apartment situated MOMENTS FROM OVERCOMBE BEACH at PRESTON. This apartment ENJOYS VIEWS across LODMOOR NATURE RESERVE to the front and JULIET BALCONY overlooking the garden at the rear. Located in a prime position being on a bus route serving both Weymouth and Dorchester Town Centres and a level walk along the Esplanade into the Town. This beautiful apartment is available for long term let comprising video entrance security, hallway, large open plan living accommodation with integrated kitchen with and balcony enjoying some views, two double bedrooms, bedroom one with En-suite and family bathroom. Outside there is a communal garden with decked terrace plus bike store with own storage room and allocated parking. Sorry no pets permitted within the block.

EPC = B

Council Tax is Band C

## Room Dimensions

Lounge/Kitchen/Diner 21'9" > 15'1" x 14'5" > 8'10" (6.64m > 4.6m x 4.41m > 2.7m)

Bedroom One 16'4" x 8'10" (5m x 2.7m)

Bedroom Two 8'10" x 6'10" (2.7m x 2.1m)

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

### Application Process

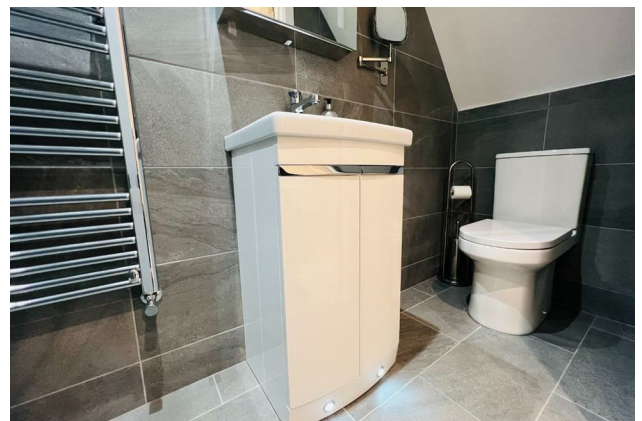
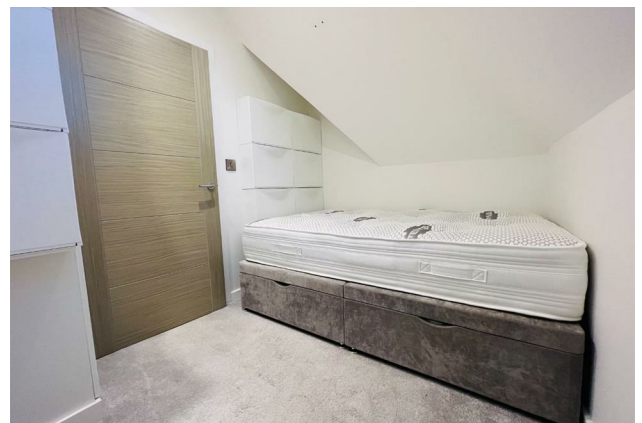
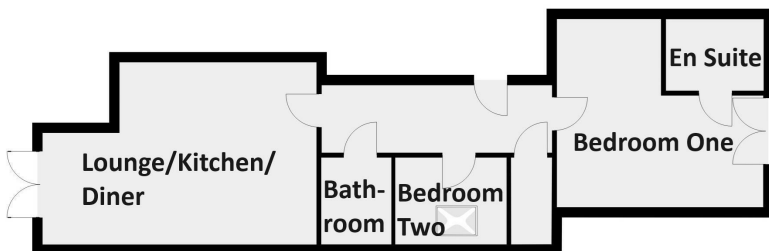
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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)



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.