



Instinct Guides You



## Preston Road, Weymouth £1,100 PCM

- Two Bedrooms
- Top Floor
- Modern Kitchen & Bathroom
- Balcony
- EPC = B
- Long Term Let
- Allocated Parking
- Regrettably, No Pets
- Views Over Nature Reserve
- 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.

WilsonTominey  
PROPERTY & COASTAL



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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A rare opportunity to rent this stunning two double bedroom luxury penthouse apartment, perfectly positioned just moments from Overcombe Beach in the highly sought-after area of Preston.

Beautifully presented and filled with natural light, the apartment enjoys attractive views across Lodmoor Nature Reserve to the front, while a charming Juliet balcony overlooks the communal gardens to the rear, offering a wonderful sense of space and tranquillity. Ideally situated on a main bus route serving both Weymouth and Dorchester town centres, it also benefits from a pleasant level walk along the Esplanade into town, combining coastal living with everyday convenience.

The accommodation is available for long-term let and comprises a secure video entry system, welcoming hallway, and a spacious open-plan living area with an integrated modern kitchen and access to a private balcony enjoying some lovely views. There are two generous double bedrooms, with the principal bedroom benefitting from a stylish en-suite, alongside a contemporary family bathroom.

Externally, residents have use of a well-maintained communal garden with decked terrace, a bike store with private storage room, and allocated parking.

EPC Rating: B  
Council Tax Band: C

Please note, pets are not permitted within the block.

## Room Dimensions

**Open Plan Living Accommodation 26'5 x 15'3 max (8.05m x 4.65m max)**

**Bedroom One 16'8 x 11'0 (5.08m x 3.35m)**

**Bedroom Two 11'7 x 10'7 (3.53m x 3.23m)**

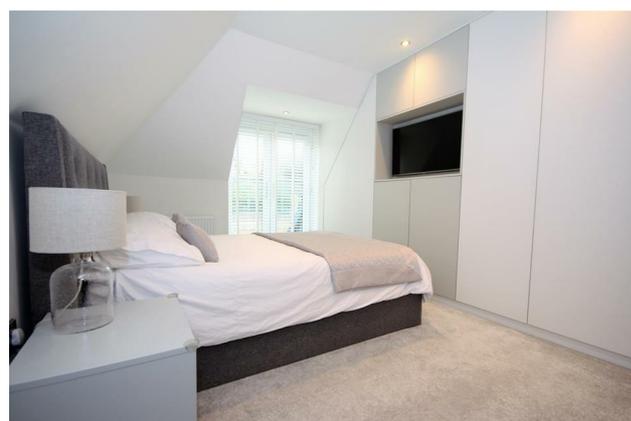
### Application Process

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)



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.