



Instinct Guides You



## Kirtleton Avenue, Weymouth £1,000 PCM

- Newly Refurbished
- Ground Floor Apartment
- Good Transport Links
- Close To Beach Front
- Council Tax Band: A
- Allocated Parking Space
- Short walk to Esplanade
- Two Bedroom Flat
- Close to Amenities
- 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, 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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Situated in a convenient residential location, this recently refurbished two bedroom ground floor apartment offers bright and well presented accommodation throughout. The property benefits from a spacious open plan kitchen and living area, two bedrooms, a modern bathroom and useful storage, all within easy reach of local amenities and transport links.

The apartment is accessed via a private entrance leading into a central hallway which provides access to all principal rooms. A useful storage cupboard is positioned off the hallway, offering practical additional space.

To the rear of the property is a spacious open plan kitchen and lounge. The kitchen is fitted with a range of modern wall and base units. The room provides ample space for both living and dining furniture, with a bay window allowing plenty of natural light to enter and creating an attractive focal point.

Bedroom one is a generous double room positioned to the front of the apartment, featuring two windows which enhance the sense of space and light. Bedroom two is also well proportioned and enjoys a front aspect window.

The bathroom is fitted with a modern white suite comprising a panel enclosed bath with shower over, wash hand basin and WC, with a window providing natural ventilation and light.

Recently updated throughout with contemporary flooring and neutral décor, this apartment presents a ready to move into home suitable for a range of applicants seeking comfortable and low maintenance accommodation.

EPC: D  
Council Tax Band: A

## Room Dimensions

**Kitchen/ Lounge 16'9" x 12'0" (5.12 x 3.68)**

**Bedroom 1 11'11" x 8'10" (3.65 x 2.71)**

**Bedroom 2 13'9" > 3'3" x 11'11" > 6'4" (4.20 > 1.00 x 3.65 > 1.94)**

### Application Process

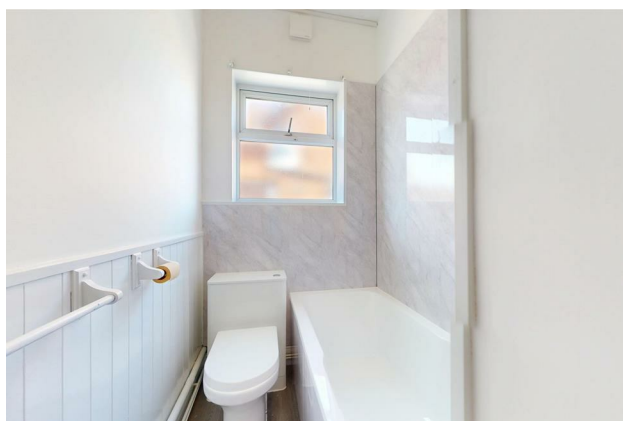
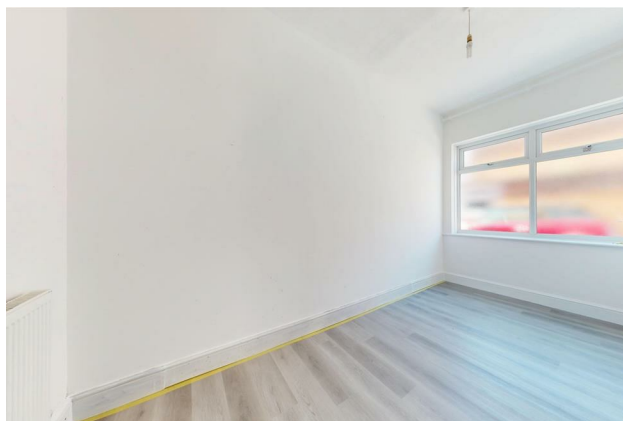
Due to the current high level of demand, we are asking all prospective tenants to submit an application form prior to viewing.

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) <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	
60	68
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) <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	
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.