



## Zoey Court, 26 Kirtleton Avenue

£750 pcm

Ground Floor Apartment • Bath & Shower Room • Double Bedroom With Wardrobe • Gas Central Heating • uPVC Double Glazing • Parking Space & Visitors Parking • Close to Shops & Amenities • EPC: E, C/Tax: A



Offered To Let by Coco Property, this ground floor apartment is well presented and available for immediate let (subject to references). From the courtyard the communal entrance door opens into the main lobby, the apartment entrance is immediately accessible and opens into the apartment hall. The hallway offers access to a useful walk in storage cupboard, which houses the combi gas fired boiler.

The living room features dual aspect double glazed windows to allow ample natural light; the living room opens to the kitchen, occupiers benefit from a built in oven, inset hob and cooker hood above, eye and knee level cabinets with work surfaces over, again the kitchen is dual aspect creating a pleasant area for food preparation.

The double bedroom features a built in wardrobe with storage within and an outlook over a gravel area with circular brick planter. The bathroom features both a corner bath and a shower cubicle, no need to choose between one or the other, it also features an opening upvc double glazed window to help prevent condensation build up.

A super flat that offers the convenience of easy access to buses to both Weymouth and Dorchester town centres, convenience stores, Weymouth College and Hospital, with the beach being an 8 minute walk away and Weymouth Town Clock Tower approximately 15 minutes Walk (Google Maps)

#### **Tenant Information & Disclaimer:**

All properties are offered subject to contract, and availability. A holding deposit equivalent to one week's rent may be required to secure the property. This will be apportioned towards the total security deposit, which will not exceed five weeks' rent, in line with legal requirements. The full security deposit must be paid before the tenancy commences and will be held in accordance with a government-approved tenancy deposit protection scheme.

All tenants will be required to undertake and pass referencing. Referencing may include, employment, previous landlord, address and financial confirmation.

If a Guarantor is requested, they will need to be a UK homeowner, they will be required to undertake and pass referencing.

Unless stated otherwise, tenants will be responsible for utility bills, council tax, broadband, and other outgoings. All property descriptions, dimensions, and details are provided in good faith but should not be relied upon as statements of fact. Prospective tenants are encouraged to conduct their own inspections.

Please call if you need advice or further information.

