

"Estate Agency is evolving...evolve with us"



## Flat 5 23a Fernhill Road, Newquay TR7 1LE

**£650 Per month**

AVAILABLE FROM THE END OF JULY IS THIS MODEST AND WELL PRESENTED, FIRST FLOOR APARTMENT ON THE FRINGES OF NEWQUAY TOWN.

**\*\*OUR TELEPHONE LINES ARE EXTREMELY BUSY AT PRESENT SO PLEASE ENQUIRE VIA THE ONLINE RIGHTMOVE & ZOOPLA 'EMAIL AGENT' TAB. ONE OF OUR AGENTS WILL THEN BE IN TOUCH WITH A PRE-APPLICATION FORM WHICH WILL THEN BE SHORTLISTED FOR VIEWINGS\*\***

**PROPERTY TYPE:** Apartment - Purpose Built

**RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1**

### FEATURES:

- ONE BEDROOM APARTMENT
- NEWQUAY TOWN LOCATION
- WALKING DISTANCE OF FISTRAL BEACH
- GAS CENTRAL HEATING
- AVAILABLE IMMEDIATELY
- RESIDENTS PARKING FOR ONE VEHICLE

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

"Estate Agency is evolving...evolve with us"



#### DESCRIPTION:

This purpose built, first floor one bedroom apartment offers well-presented, simple and convenient living for any tenant. It boasts an ample and light, kitchen/Lounge area with a fully fitted kitchen, double bedroom, a fitted bathroom and residents parking on a first come first served basis, all situated within a short walk of Newquay town centre and Fistral Beach.

\*\*Our telephone lines are extremely busy at present so please enquire via the online Rightmove & Zoopla 'EMAIL AGENT' tab. One of our agents will then be in touch with a pre-application form which will then be shortlisted for viewings\*\*

Due to leasehold restrictions we can't accept applications from those with a pet(s).

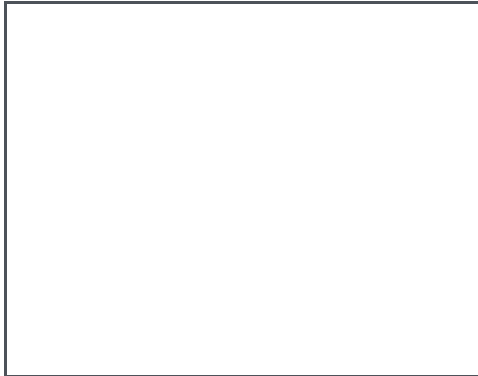
\*The tenants is responsible for all aspects of bills including; gas, electric, water, council tax, TV licence, broadband etc

Rent £650pcm  
Deposit £750  
EPC rating: C  
Council Tax Band A

Fixed Term 12 month minimum tenancy under an AST (assured shorthand tenancy agreement)

01637 877754  
info@momovenewquay.co.uk  
www.momove.co.uk

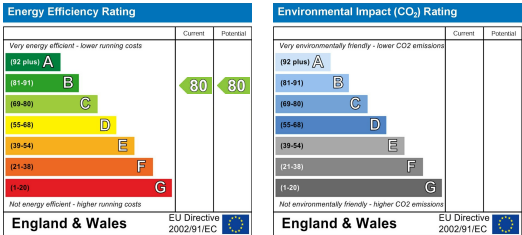
"Estate Agency is evolving...evolve with us"



"Estate Agency is evolving...evolve with us"



FLOORPLAN:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

