



49 Trelawney Road, Falmouth, TR11 3LY
£1,050



D

SOME BILLS INCLUDED

This inviting and modern two bedroom apartment is situated in a desirable location on Trelawney Road in the heart of Falmouth.

The accommodation briefly comprises: Entrance with stairs leading into an convenient kitchen, with ample cupboards for storage and a lovely dining area. The kitchen leads onto the spacious living room with dual aspect windows allowing the natural light to flood through. There is a hallway off the living room leading to the master bedroom featuring some built in storage, one smaller bedroom and the bathroom with benefits from both a bath and a separate shower.

The apartment comes part furnished and benefits from having both the gas and water included in the rent.

Note: There is no washing machine provided with the apartment, however the laundrette is directly below.

Rent: £1050

Deposit: £1211

Holding Deposit £242

Council Tax Band: A

EPC: D

Length of tenancy: Initially for 6 months but longer term preferred,

Contact us now to arrange a viewing

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		
	56	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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