



## 4A Brook Place, Falmouth, TR11 3QB

### £900 Per month

\*\*\*AVAILABLE FROM MARCH\*\*\*

This attractive 1 bedroom apartment, located in the centre of Falmouth, has been recently refurbished and is perfect for a single occupant or couple.

The accommodation briefly comprises:

Communal stairs leading up to the apartment  
Entrance into bright and airy kitchen with a range of units and a cooker  
Shower room  
Internal living area  
Bedroom

The property also benefits from gas central heating and UPVC windows.

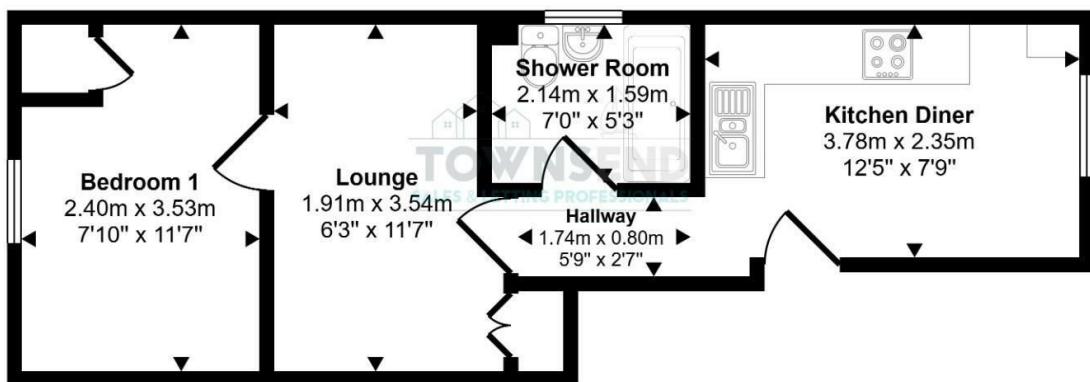
Please note that the property does not come with parking.

Contact us to arrange a viewing!

Holding deposit £207  
Full deposit £1035  
Rent £900  
EPC rating D  
Council Tax band A



Approx Gross Internal Area  
32 sq m / 344 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	