

# *Philip Martin*

LETTINGS LIMITED



JAMES PLACE, TRURO  
£895 PCM

[www.philip-martin.co.uk](http://www.philip-martin.co.uk)

# FLAT 1 ASSAY HOUSE, JAMES PLACE, TRURO, CORNWALL, TR1 1JL

A well presented ground floor flat situated in a convenient location close to the City centre. Hallway, lounge, kitchen, 3 bedrooms and bathroom. 1 Parking space and possibility of another by separate negotiation. 1 pet considered.

- Gas Fired Central Heating
- 1 Pet Considered
- Available Mid June
- Council Tax Band A
- Communal Drying Area
- Double Glazed Windows
- 1 Parking Space
- Deposit £1032
- EPC E
- Initial Fixed Term of 6 Months

HALLWAY

LOUNGE

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

## CREDIT REFERENCES AND DEPOSIT

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to 1 weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to 5 weeks rent will be payable.

## DIRECTIONS

From Tregolls Road turn left into James Place and then take the next right where Assay House will be found at the end of the road on the right hand side.

### CONTACT US

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