

# Philip Martin

LETTINGS LIMITED



*Philip Martin*



THE OLD MALTHOUSE, RUANLANIHORNE  
£775 PCM

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

## THE ASH, 9 THE OLD MALTHOUSE, RUANLANIHORNE, TRURO, TR2 5NZ

A first floor apartment situated in a modern building set alongside the tidal saltings of the Ruan River within the small village of Ruanlanihorne. The building simulates the appearance of an old riverside warehouse and has stone and weatherboard elevations under a natural slate roof. Access from an inner courtyard with allocated parking and communal riverside garden area. Gas central heating and double glazing. Combined living room/kitchen, 1 bedroom and bathroom. Landlord bills for Gas and Electric. Pets considered.

- LPG Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band B
- Communal Courtyard
- Double Glazed Windows
- Parking
- Deposit £894
- EPC C
- Initial Fixed Term of 6 Months

HALLWAY

OPEN PLAN LIVING ROOM/KITCHEN

BEDROOM

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 Tregony Bridge take the road to Ruanlanihorne and after entering the Village head down towards the river and turn left where the building will be found after a short distance on the left hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

