



Flat 24, Devington Court Cliff Road, Falmouth, TR11 4PD

£1,350 Per Month

This is a very well presented 2-bedroom top floor apartment situated on the ever-popular Cliff Road, Falmouth.

With direct and unobscured sea views, this apartment offers a beautiful dual aspect open plan lounge, kitchen, dining area with beneficial mezzanine storage area above. Two double bedrooms, both with built in storage (the master benefiting from an ensuite shower room), and a 3-piece modern shower/bathroom.

Offered on a furnished basis for a long term let from September 2nd onwards, this property has the added benefit of a private balcony, lift access, gas central heating and off-road parking on a first come first serve basis.

The property has integrated white good appliances including fridge/freezer, dishwasher, double oven with induction hob and washing machine. A list of included furniture which will slightly differ to the advertisement photos can be provided upon requested.

EPC band C. Council tax band F. Mains utilities including water, gas and electric to be paid to the suppliers direct by the tenants.

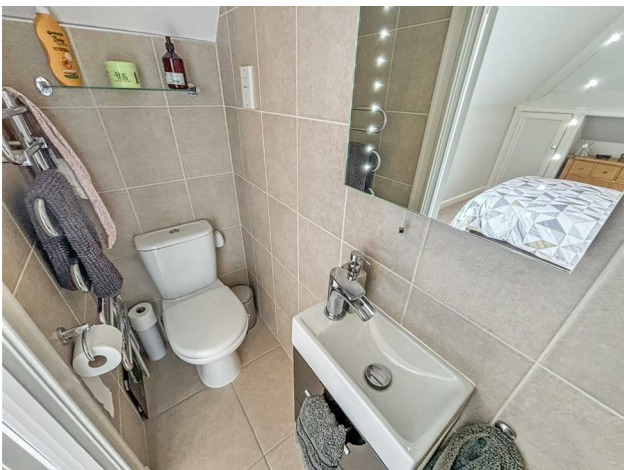
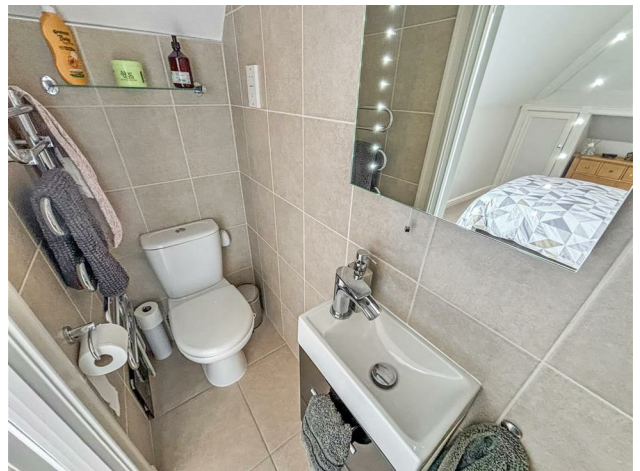
Holding deposit equivalent to one weeks rent, payable upon acceptance. Security deposit equivalent to five weeks rent.

To check the broadband in the area of this property, this link can be used: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

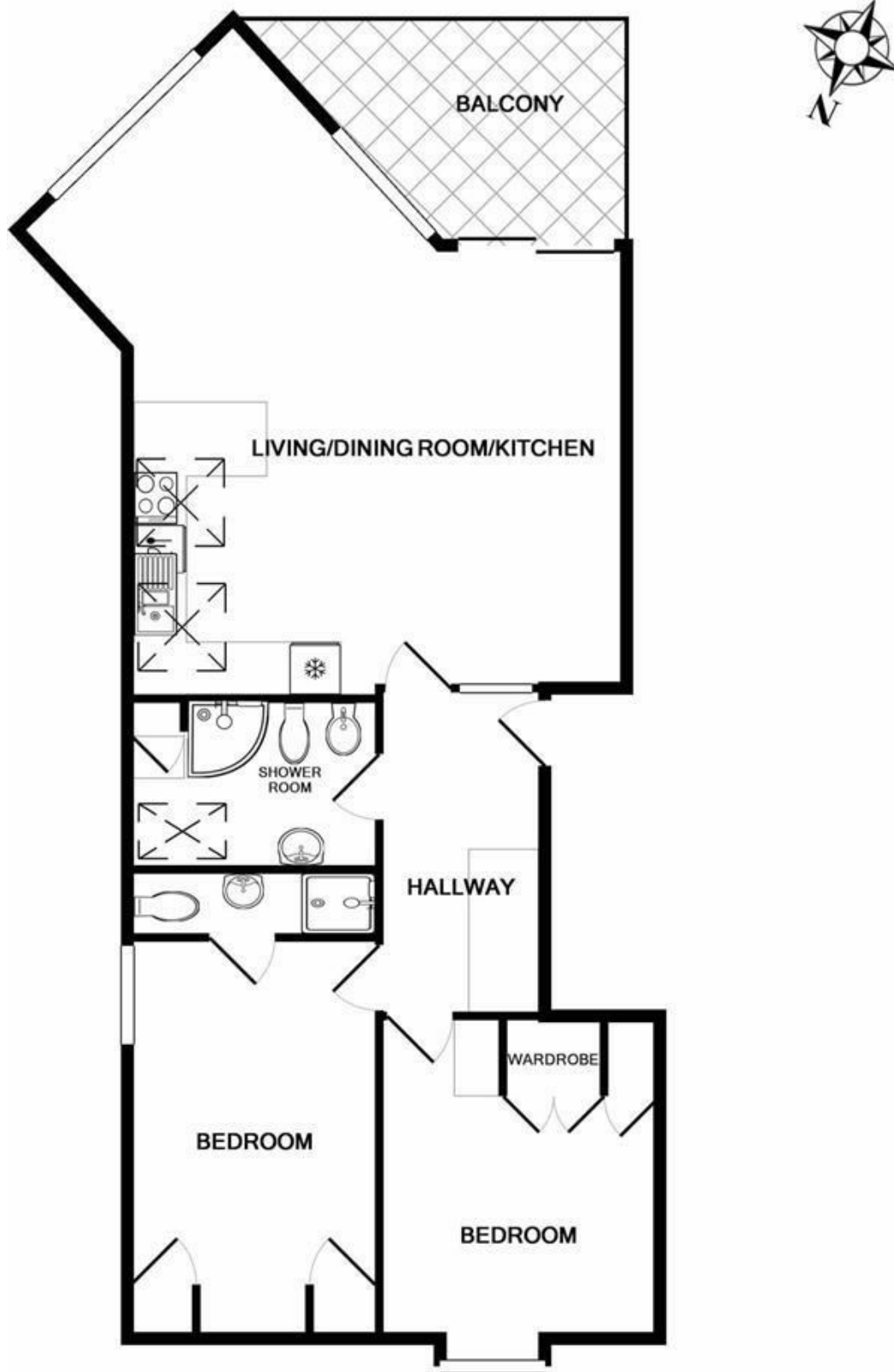
Key Features

- Top floor apartment on Cliff Road, Falmouth
- Stunning direct sea views
- Long term furnished let
- Gas central heating
- Available from September 2024
- Two double bedrooms, master with ensuite
- Private balcony
- Mezzanine storage area
- Parking available on a first come first serve basis
- EPC band C. Council tax band F.





Floor Plan



DEVINGTON COURT, CLIFF ROAD, FALMOUTH, CORNWALL, TR11 4PD.
TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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