



## 32 Melvill Court Sea View Road, Falmouth, TR11 4RJ

£1,500 Per Month

This is a beautifully presented, south facing, 2 bedroom, furnished apartment in a fantastic location with a private balcony which has beautiful views towards Falmouth seafront.

The property is light, spacious and in great decorative condition. The accommodation comprises of a large and light open plan lounge/dining room with patio doors leading out to the properties private balcony, a fitted kitchen with integrated appliances, two large double bedrooms; master with en-suite shower room and a three piece family bathroom.

The property benefits from being just 1/2 mile from the harbour and town, has double glazing, gas central heating and allocated parking in a private secure garage on site. The building has secure entry, communal gardens and a lift.

Available to rent from early March on a furnished basis for a long term let. A list of included furniture can be provided upon request. EPC band C. Council tax band D.

The property would suit a professional or retired couple. Apologies, but due to lease restraints we are unable to accept pets or students on this property. Holding deposit of one weeks rent. Security deposit of five weeks rent.

Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

## Key Features

- 2 bedroom top floor apartment
- Private balcony
- Beautifully furnished
- Private secure garage
- Gas central heating
- Close proximity to Gyllyngvase Beach and Falmouth town centre
- Master bedroom with en-suite
- Allocated parking
- Lift access
- Maintained communal gardens









Floor Plan

