



11 Chy Bre Tresawya Drive, Truro, Cornwall TR1 2GF

A spacious contemporary apartment in a central location within the Cathedral City of Truro.

City Centre 0.25 miles - Falmouth 11 miles - Newquay 13 miles

• Open Plan Kitchen/Dining/Living Room • Two Double Bedrooms • Covered Balcony • Covered Parking & communal Gardens • Available May • No Pets • 12 Month Let • Deposit: £1384.00 • Council Tax Band C • Tenant Fees Apply

£1,200 Per Calendar Month

01872 266720 | rentals.truro@stags.co.uk

ACCOMMODATION TO INCLUDE:

ENTRANCE HALL

The entrance hall has a telephone entry system and useful storage cupboard housing the wall mounted boiler.

BEDROOM 1

Double bedroom with fitted wardrobes and impressive oak library shelving.

BATHROOM

Partially tiled with bath, shower and glass screen, WC and pedestal wash hand basin and large mirror.

KITCHEN/LIVING ROOM/DINING ROOM

The superb open-plan kitchen/sitting/dining room has a range of white fronted base and white fronted units, with worktops and integrated AEG appliances. The dining area has space for a six person dining table, floor to ceiling glazed windows and a doorway leading to the south facing covered balcony.

BEDROOM 2

Double bedroom with fitted wardrobes .

OUTSIDE

The apartment is within a select and secure gated development with underground allocated parking space, There is visitor parking available. Surrounding the apartment are large, level and beautifully planted communal gardens and grounds.

SERVICES

All mains services connected.

Gas fired central heating.

Council Tax band: C.

Ofcom predicted Broadband services - Standard download 19 Mbps upload 1 Mbps

Ofcom predicted mobile coverage for voice & data - Internal-EE - Limited, Three, 02 & Vodafone - Likely External- EE, Three, 02 & Vodafone - Likely

SITUATION

Rich in history and architectural heritage, Truro has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral standing at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. This attractive apartment complex stands in mature thoughtfully planted gardens in grounds of the former City Hospital just a stroll away from Lemon Street, one of the prettiest roads in the City.

The centrally located train station just a short walk from the apartment links directly with London Paddington with a number of daily scheduled domestic and international flights departing from Newquay Airport.

DIRECTIONS

From our Stags office in Lemon Street head up to the Lander monument turning back on yourself slightly into Infirmary Hill. The gates to the apartment will be evident on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available May. RENT: £1200.00 pcm exclusive of all other charges. DEPOSIT: £1384.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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



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