



Ground Floor Flat, 83 Marlborough Road, Falmouth, TR11 3LW

£1,250 Per Month

This is a light and spacious 2 bedroom ground floor apartment in the very popular location of Marlborough Road.

The accommodation on offer comprises of a large double bedroom with bay window and feature fireplace, a large living room with feature fireplace and patio doors leading out to the rear garden. A galley hallway leads into the second reception room which would be well utilised as a dining room or living room. A small but well laid out kitchen with access to the rear garden and a modern three-piece shower room.

Offered on an unfurnished basis for a long term let from the middle of August. Well suited to a professional residential couple.

EPC band C. Council tax band A. Mains gas, electric, water and sewerage to be paid by the tenants direct to the suppliers separately from the rent.

Holding deposit of one weeks rent. Security deposit of five weeks rent. Please note, this property does not have any allocated parking.

Broadband checker: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Key Features

- Ground Floor Apartment
- Popular Marlborough Road location
- Long term let
- Gas central heating
- Council tax band A
- Two bedrooms
- Unfurnished
- Street parking on a first come first served basis
- EPC band C
- Close to Falmouth town centre

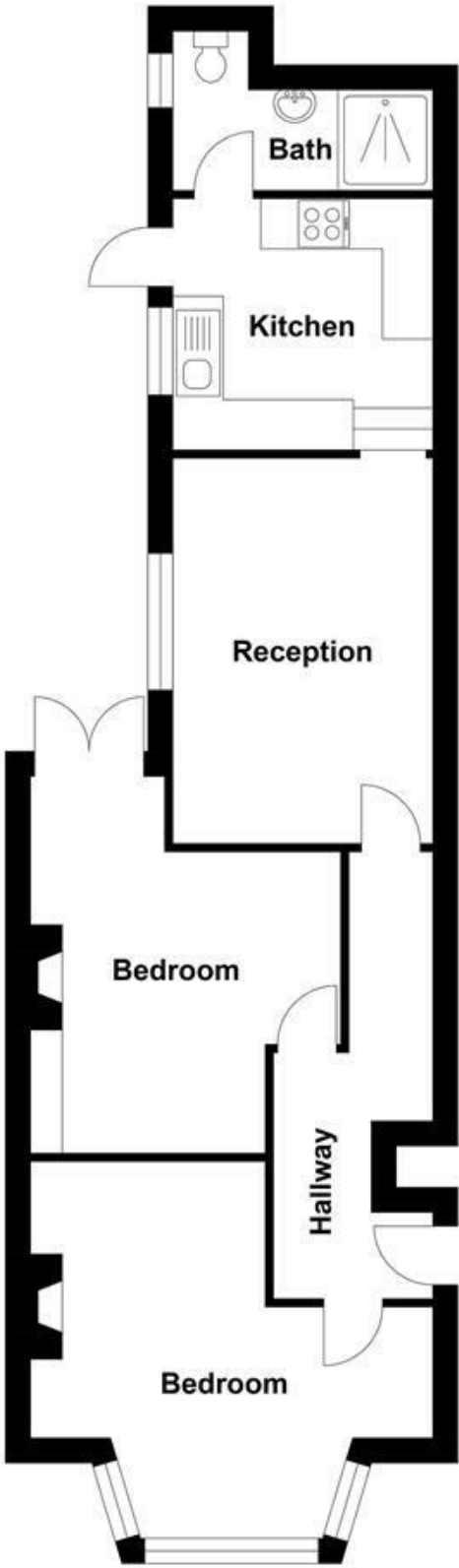




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



Ground Floor

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.