



Flat 4 Kelsey Apartments, City Road, Truro, TR1 2JL

This outstanding new build apartment with parking for one car, situated in Truro City Centre. Boasting city view from the private balcony. Offering a sleek lifestyle in the heart of Truro.

Truro City Centre Location, Perranporth Beach - 9 miles, Falmouth - 11 miles

• 3 Bedroom Apartment • Master Bedroom with En Suite • New Development • Allocated Parking • 12 Months Plus • Air Source Heat Pump • Council Tax band: E • Deposit: £1730 • Tenant Fees Apply

£1,350 Per Calendar Month

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

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 which stands 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. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station, only a short walk from City Road, links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.

DESCRIPTION

Introducing this sleek, three bedroom, new-build, second floor apartment, featuring a grand entrance hall and captivating city views. The open-plan kitchen, dining, and sitting room is perfect for entertaining, with large sliding doors leading onto the balcony. The property offers three good sized bedrooms. The master bedroom has an en suite shower room and a family bathroom serves the other bedrooms. The hallway also has a storage cupboard and phone/intercom system to unlock the front door to visitors. The building benefits from a lift which stops at each floor. Experience the pinnacle of sophisticated city living.

ENTRANCE HALL

Wood effect flooring, secure entry intercom, inset spotlights, doors to lounge/kitchen/diner, bedroom one, bedroom two, bedroom three, bathroom and storage cupboard

LOUNGE/KITCHEN/DINER

Wood effect flooring, dual aspect windows and door to balcony with views of the Cathedral spires. Inset spotlights, range of eye and base level units, integrated dishwasher, washer/dryer, fridge/freezer, hob, dual oven and sink.

BEDROOM ONE AND ENSUITE

Carpeted flooring, inset spotlights, window, door to ensuite

Ensuite

Double shower cubicle, low level wc, wash hand basin

BEDROOM TWO

Carpeted flooring, window, inset spotlights

BATHROOM

Tile effect flooring, low level wc, wash hand basin, bath with standard and rainfall shower over, heated towel rail

BEDROOM THREE

Carpeted flooring, window, inset spotlights

OUTSIDE

This apartment benefits from a spacious balcony to the front of the building as well as use of communal outside space at the rear of the building. The apartment comes with allocated parking plus use of the visitors' bays.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 266720.

SERVICES

Mains water, electricity and drainage. Solar panels and air source heat pump. Underfloor heating throughout. Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors – Likely.

DIRECTIONS

Driving down the hill on Lemon Street, turn left onto Charles Street and past our office, continue on this road for 300 yards and the development will be on your left.

AGENTS NOTE

Some images of rooms have been virtually staged to suggest possibilities, alongside the original photos. The property will be empty of furnishings upon viewing.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1350.00pcm exclusive of all utilities and the deposit is £1557.00 refundable at the end of the tenancy less any agreed 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. Usual references required.

Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

HOLDING DEPOSIT AND 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.



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	100	100
(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		