



14 Boscawen Woods, Truro, Cornwall TR1 1UE

Beautiful two bedroom duplex apartment situated in Malpas.

Truro - 1.3 miles - Falmouth - 12.3 Miles

• Duplex Apartment • Two Bedrooms • River Views • Reverse Level • Available Now • 12 Months Plus • Tenant Fees Apply • EPC - Band C • Council Tax - Band D • Parking for One Car

£1,100 Per Calendar Month

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

ENTRANCE HALL

Long hall with doors to bedrooms, bathroom and downstairs cupboard. Stairs leading to top floor.

OPEN PLAN KITCHEN/LIVING AREA

Bright and spacious open plan living space with a fine kitchen with built in appliances. Velux windows allow plenty of light in and to enjoy views of the river. One Velux window opens up to be a balcony.

BEDROOM 1 ENSUITE

Rear double bedroom with smart en suite shower room . Heater and large windows.

BEDROOM 2

Double bedroom to the front with window to the front. Heater

BATHROOM

Bath with shower over, w.c, sink and heated towel rail.

OUTSIDE

Underground garage provides private parking for one vehicle.

SERVICES

Mains electric
Gas Central Heating
Metered water supply
EPC Band C
Council Tax Band D

SITUATION

Boscawen Woods is a fairly new Linden Homes development, positioned to enjoy all that Malpas has to offer. The river and park are a stones throw away and the apartment is elevated in order to see the river. Malpas is only 2 miles away from the city centre where you will find good shopping facilities, medical facilities and schooling. There is a main bus and train station in the city providing excellent links around the county.

DIRECTIONS

From our office head towards Trafalgar Roundabout and take the 4th exit onto Malpas Road. Follow this until you reach the

park on the right and Boscawen Woods can be found on the left.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1100pcm and the deposit is £1269 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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	79	81
EU Directive 2002/91/EC		