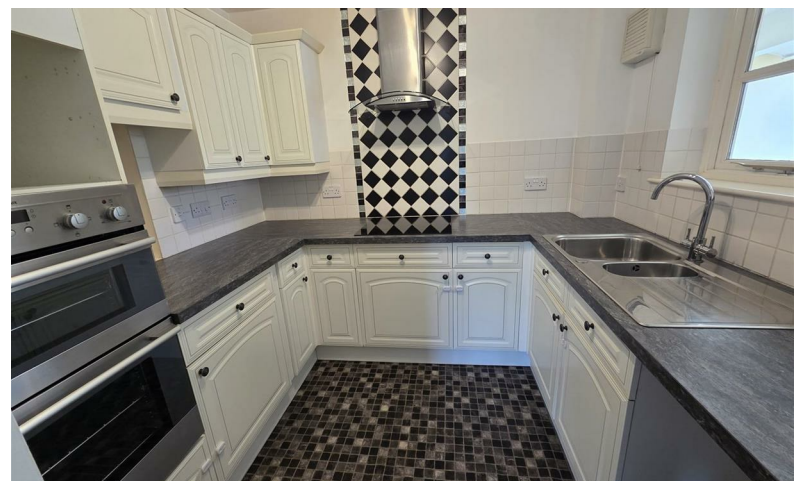


# *Philip Martin*

LETTINGS LIMITED



DAVID PENHALIGON WAY, TRURO

£1,100 PCM

[www.philip-martin.co.uk](http://www.philip-martin.co.uk)

# FLAT 6 PALM COURT, DAVID PENHALIGON WAY, TRURO, CORNWALL, TR1 2XT

A lovely, spacious, two bedroom first floor flat in a select development within walking distance of the city centre. The open plan living space is surprisingly large and overall there is a feeling of space in the property. The flat briefly comprises: entrance hall, kitchen with built in electric oven and hob, large open plan living / dining room, two double bedrooms both with built in storage, bathroom with shower over the bath and WC, 2nd separate WC. Electric heating and hot water, double glazing. Parking for one vehicle, communal gardens. No Pets.

- Electric Heating
- No Pets
- Available Immediately
- Council Tax Band D
- Communal Gardens
- Double Glazed Windows
- Allocated Parking Space
- Deposit £1269
- EPC C
- Initial Fixed Term of 6 Months

## LOUNGE/DINING ROOM

## KITCHEN

## BEDROOM 1

## BEDROOM 2

## BATHROOM

## CREDIT REFERENCES AND DEPOSIT

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to 1 weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to 5 weeks rent will be payable.

## DIRECTIONS

From Tesco roundabout, head up Aubyn Place hill & turn left at the top of the road where you will pass De Luci Park on your left. Follow the road round and turn right onto David Penhaligon Way. The flat is in the second Palm Court building on the left. It would be best to park on the road for viewings or park in town and walk up.

### CONTACT US

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