

# *Philip Martin*

LETTINGS LIMITED



NORTH QUAY, PADSTOW  
£1,750

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

## 11 WATERS EDGE FLATS NORTH QUAY, PADSTOW, PL28 8AF

A self contained apartment situated in a wonderful position overlooking the estuary and briefly the accommodation comprises; hallway, kitchen/dining room, lounge with balcony, 2 bedrooms (one en-suite) and shower room. In addition there is gated parking and a communal courtyard garden. Furniture available if required and No Pets.

- Gas Fired Central Heating
- No Pets
- Available Immediately
- Council Tax Band F
- Private Balcony and Communal Courtyard Gardens
- Double Glazed Windows
- Gated Parking Area
- Deposit £2019
- EPC D
- Initial Fixed Term of 6 Months

### HALLWAY

### KITCHEN

### OPEN PLAN LOUNGE/DINING ROOM With Balcony

### BEDROOM 1 En-Suite

### BEDROOM 2

### FAMILY 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

Proceed into the heart of Padstow and past the harbour towards the ferry and the building will be easily found with a gated entrance.

### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

