



# Laskowski

## &Co

Lettings



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Lettings

Apologies, we are now at full capacity  
for viewings on this property.

**Flat 2, 2 Woodlane Crescent, Falmouth, TR11 4QS**

**£925 Per Month**

This is a well presented one bedroom ground floor apartment located in a quiet position on Woodlane Crescent. The property offers a light and spacious open plan living room with wood burner, open plan fitted kitchen with gas hob and electric oven, large double bedroom with fitted wardrobes and family style bathroom with wall mounted shower. Shared communal garden.

This property is offered on an un-furnished basis for a long-term let and is available from June onwards. EPC band E. Council tax band A. Mains electric, gas water and council tax to be paid to the suppliers direct by the tenants. Please also note this property does not have any allocated parking, but localised on street parking is available on a first come first serve basis.

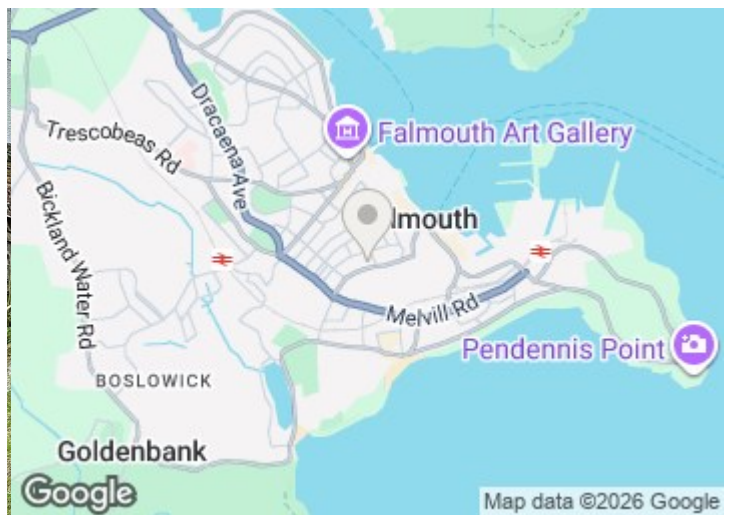
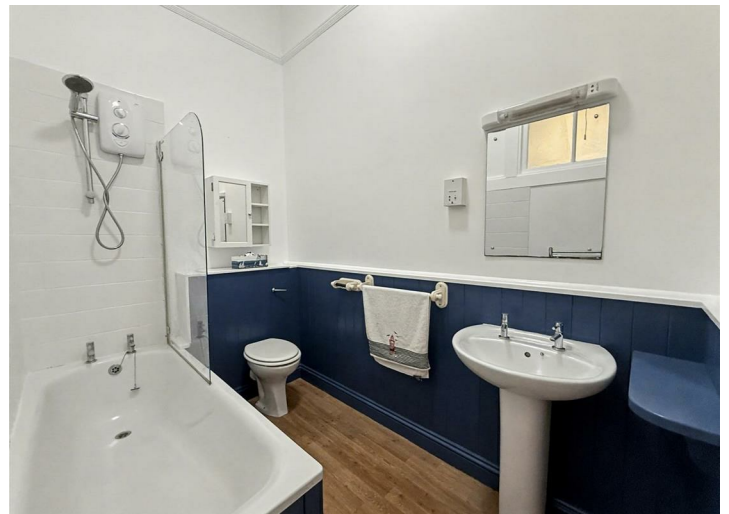
Holding deposit equivalent to one weeks rent, payable upon acceptance. Security deposit equivalent to five weeks rent.

To check the broadband in the area of this property, this link can be used: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker).

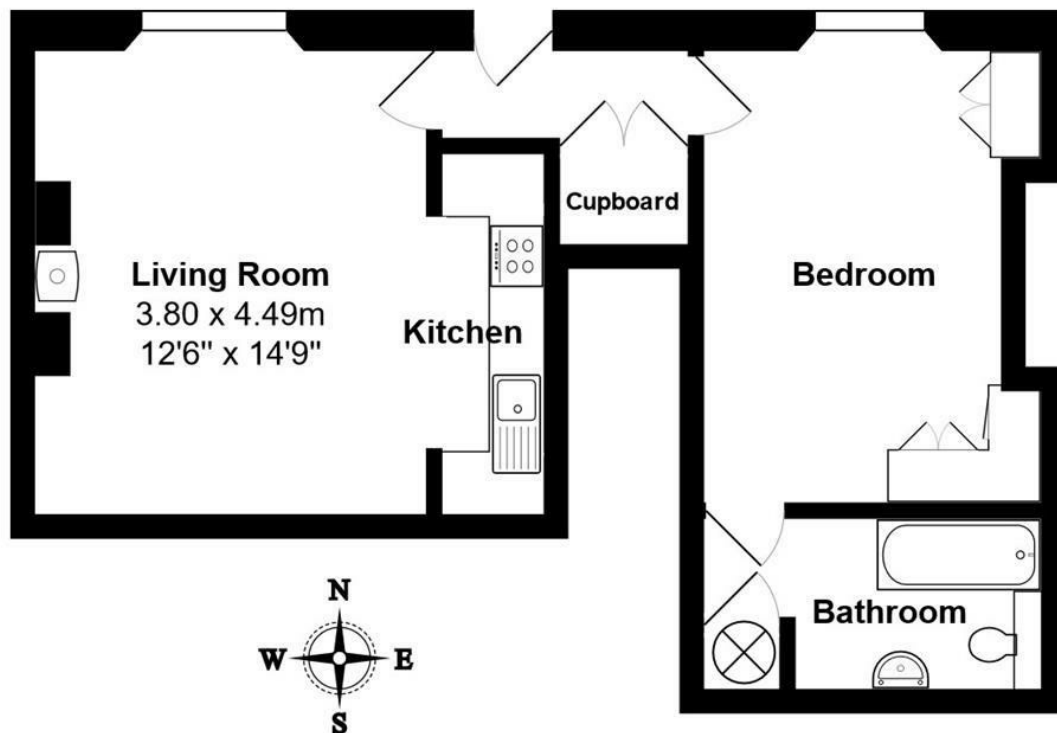
## Key Features

- One bedroom apartment
- Desirable location set back off Woodlane
- Shared garden
- Unfurnished
- EPC band E
- Ground floor
- Close to town centre and amenities
- Long term let
- Council tax band A
- No allocated parking





# Floor Plan



Woodlane Crescent, Falmouth, TR11 4QS

Total Approx Area: 46.0 m<sup>2</sup> ... 495 ft<sup>2</sup>

All measurements are approximate and for display purposes only