



## 83 Killigrew Street, Falmouth, TR11 3PU

**£1,200 Per Month**

This is a newly decorated, light and spacious, 1-2 bedroom ground floor flat, close to the heart of Falmouth Town Centre and all local amenities.

Situated on the ever-popular Killigrew Street, this property has a generous sized living room, a modern brand new fitted kitchen, a spacious dining room with access to a private courtyard, a good sized double bedroom and a recently renovated, bright and airy bathroom.

The property has the added benefit of private access from the main street, double glazing and a new combi-boiler system.

This property is offered on an un-furnished basis for a long term let and is available from early to mid February onwards. EPC band C. Council tax band A. Mains electric, gas and council tax to be paid to the suppliers direct by the tenants. Please note an additional payment of £30.00 is to be paid for the use of high speed internet. Please also note this property does not have any allocated parking, but 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.

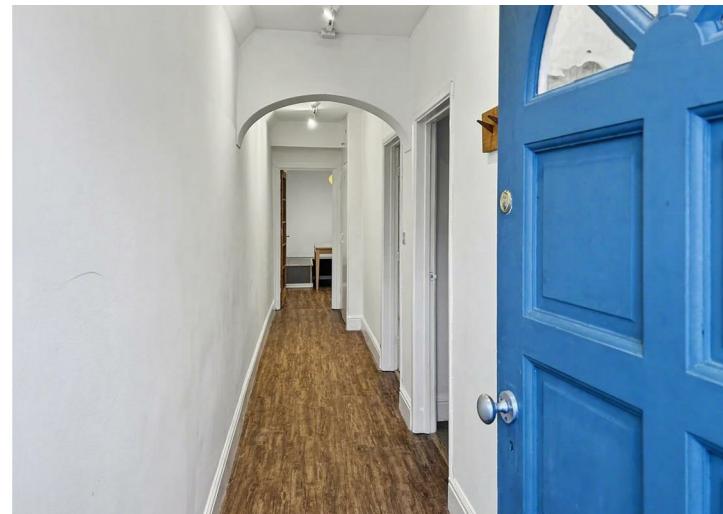
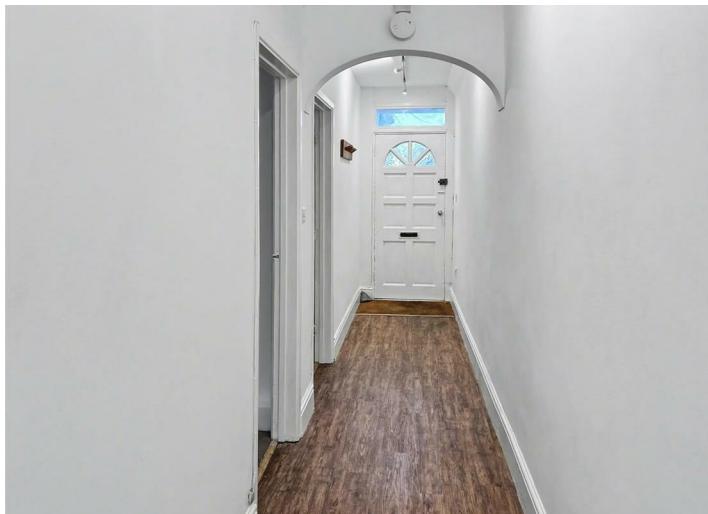
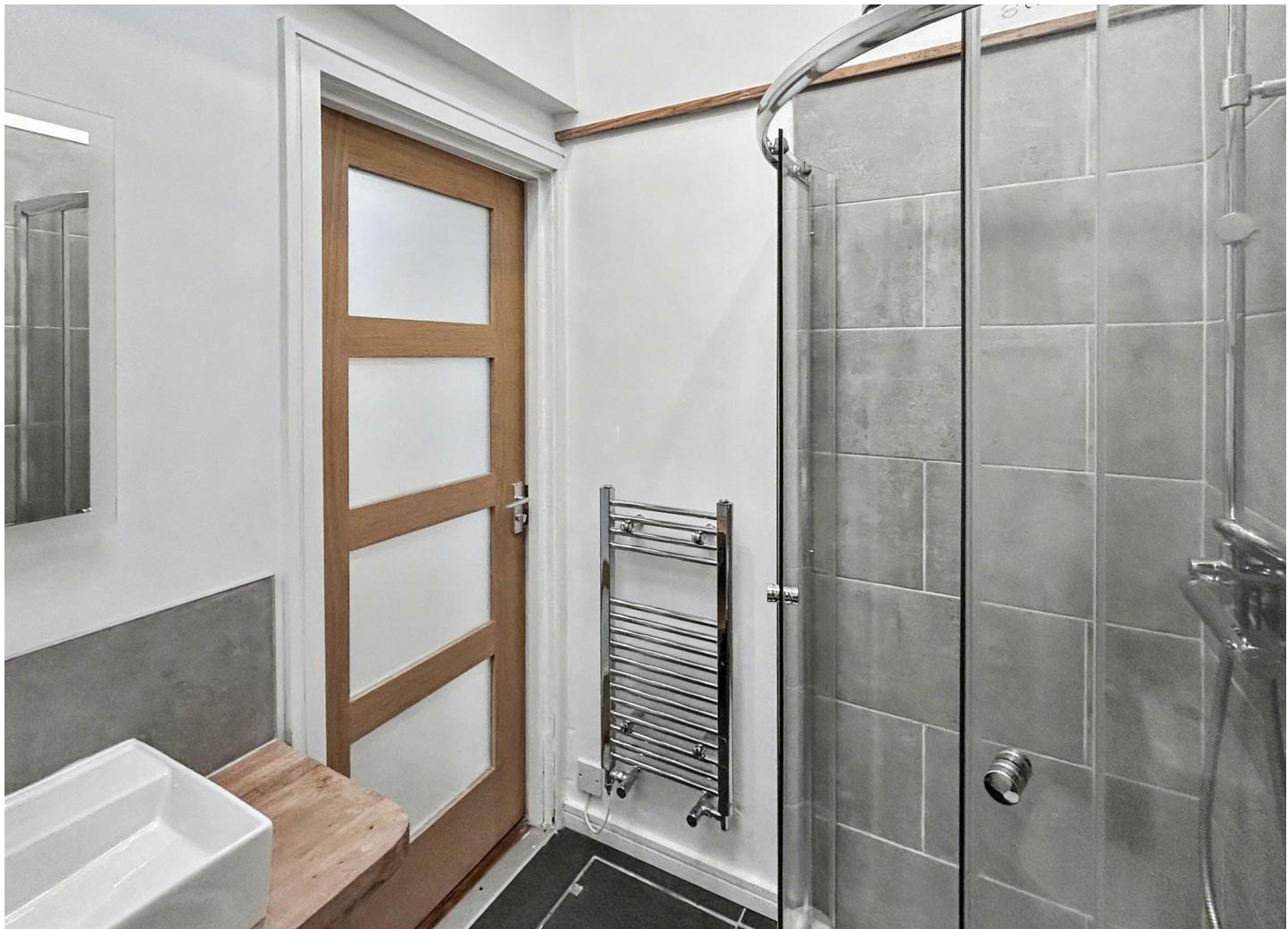
To check the broadband in the area of this property, this link can be used: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker).

## Key Features

- Ground Floor Apartment
- Private Courtyard
- New Fitted Bathroom
- No Allocated Parking
- Great Access to Public Transport
- Close to Town
- New Fitted Kitchen
- Spacious Rooms
- Double Glazing
- Near All Local Amenities







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# Floor Plan

