



# Laskowski

## &Co

Lettings



## 7 Penmere Court, Falmouth, TR11 2RN

£1,200 Per Month

This is a lovely, light and neutral 2-bedroom unfurnished ground floor apartment within walking distance of Falmouth town centre and Penmere train station.

The accommodation comprises of a relatively new fitted kitchen with built in dishwasher, a large and light living room with door access out onto the large, lovely communal garden, a recently refitted modern shower room, a large double bedroom with built in wardrobe and finally an additional large single/small double bedroom with a storage cupboard. A communal entrance provides access into the flat from the front.

This flat is offered on an unfurnished basis for a long term let from mid-June. EPC band D. Council tax band B. Mains electric, water and sewerage.

Holding deposit of one weeks rent. Security deposit of five weeks rent. Please note, this property does not have any allocated parking and does have leasehold restrictions.

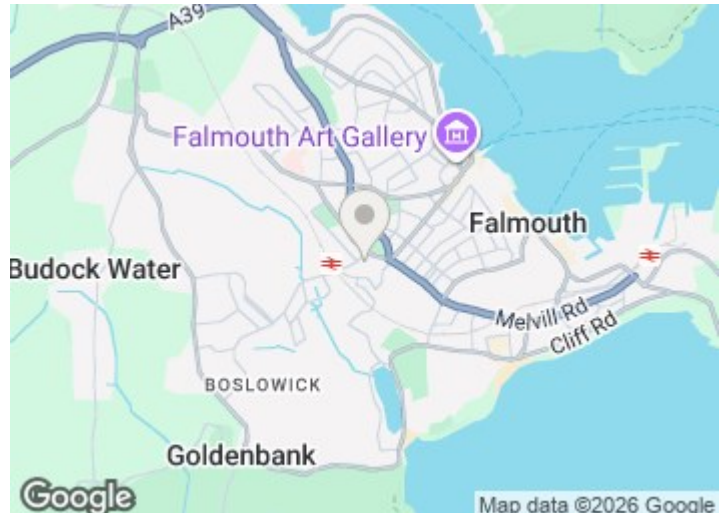
Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

## Key Features

- Ground floor flat
- Recently upgraded with new kitchen and shower room
- Light and neutral throughout
- Private communal entrance
- EPC band D
- Two bedrooms
- Close to Falmouth town centre and Penmere train station
- Communal garden
- On street parking on first come first serve basis
- Council tax band B

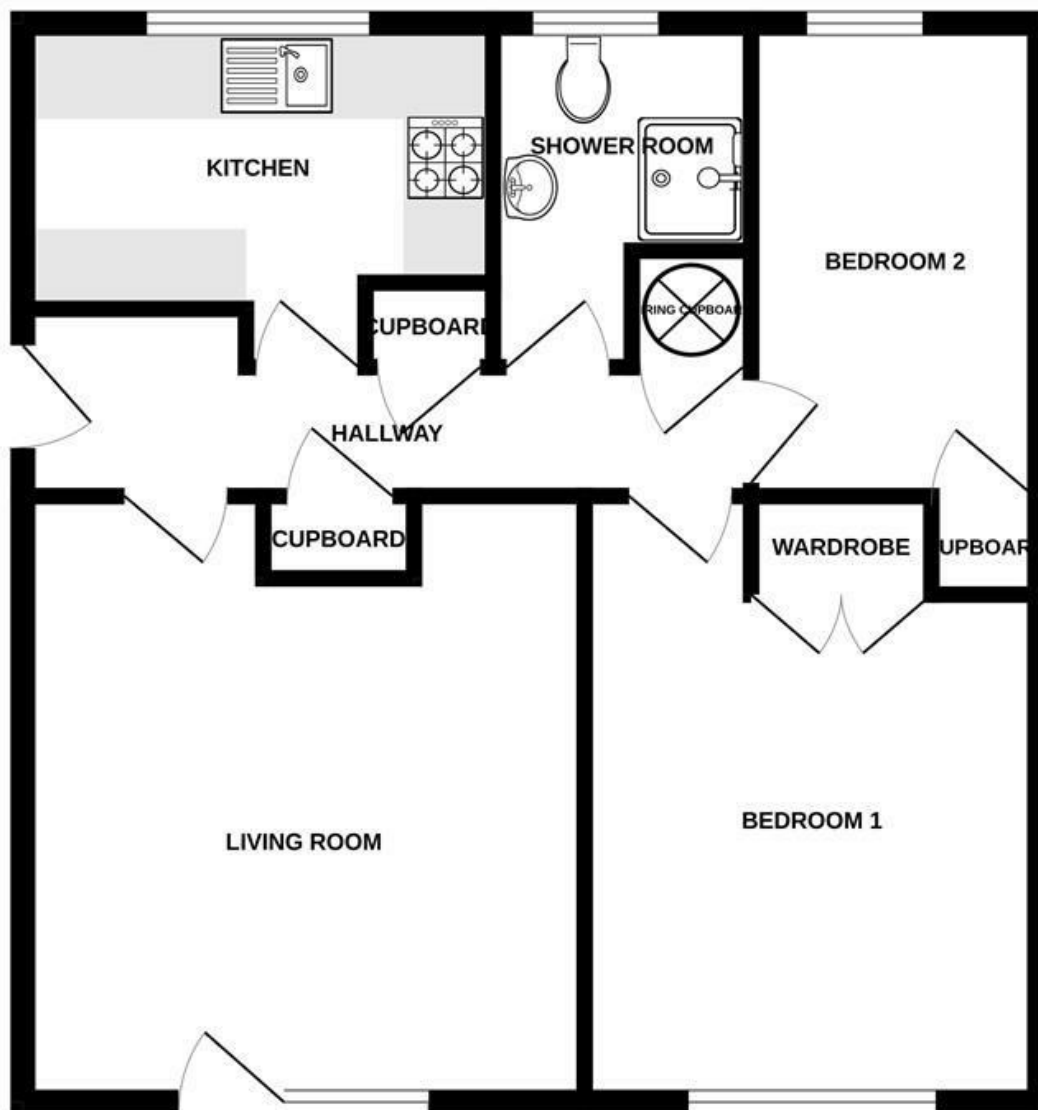






# Floor Plan

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



PENMERE COURT, FALMOUTH, CORNWALL, TR11 2RN.

TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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