

"Estate Agency is evolving...evolve with us"



Flat 2, 2 Linden Avenue, Newquay TR7 2ES

£825 Per month

APPLICATIONS FOR THIS PROPERTY HAVE NOW CLOSED

TWO BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING AND SET A SHORT DISTANCE FROM NEWQUAY AND TRENANCE PRIMARY SCHOOL AVAILABLE FROM THE 1ST AUGUST FOR A LONG TERM AST

THE LANDLORD HAS INFORMED US DUE TO THE LEASEHOLD STIPULATIONS PETS ARE NOT PERMITTED WITHIN THIS APARTMENT BLOCK THEREFORE WE WILL BE UNABLE TO CONSIDER

PROPERTY TYPE: Flat - Purpose Built

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- 2 BEDROOM APARTMENT
- CLOSE TO TRENANCE SCHOOL
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- BAND A COUNCIL TAX
- SHORT WALK FROM NEWQUAY CENTRE

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info@momovenewquay.co.uk

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DESCRIPTION:

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Conveniently positioned on the popular residential road of Linden Avenue is this 2 bedroom first floor apartment.

With gas central heating and allocated parking this modern and cosy apartment will make a great home for any young family given it's location within walking distance of Trenance Learning Academy and easy access to Trenance Boating Lake and The Gannel estuary.

The landlord has informed us due to the leasehold stipulations pets are not permitted within this apartment block therefore we will be unable to consider any applications with pets at this property.

Long Term Tenancy - Available from the 1st August 2022 - Minimum 12 Month Fixed Term (AST)

Rent £725 pcm

Deposit £836

Council tax band: A

EPC rating: C

Tenants are responsible for all bills including Gas, Electric, Water, Council Tax, TV licence, Broadband etc during the duration of the tenancy.

**Our telephone lines are extremely busy at present so please enquire via the online Rightmove email agent tab. One of our agents will then be in touch with a pre-application form which will then be shortlisted for viewings. All applicants over the age of 18 are required to fill out the pre-application form and all applicants will be required to submit full referencing should they be the successful candidate(s)

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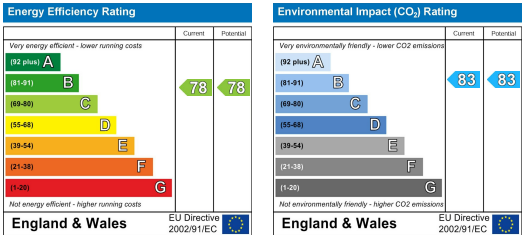
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FLOORPLAN:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.