



**Flat 3, 1 Emslie Road, Falmouth, TR11 4BG**  
**£1,400 Per month**



## Flat 3, 1 Emslie Road, Falmouth, TR11 4BG

\*STUDENT PROPERTY\*

A one bedroom first floor apartment with stunning sea views.

Featuring spacious and convenient living and enjoying its own private balcony with great views, this part furnished property is a fantastic find.

Situated within walking distance to the town centre and the popular Gyllyngvase beach, this apartment is conveniently located for making the most of living in this desirable coastal town.

The accommodation briefly comprises: Entrance hallway leading into a well equipped kitchen, a spacious living room flooded with natural light from the large bay window overlooking the sea, a double bedroom which leads out to the private balcony and a shower room with a shower featuring a rainforest shower head.

Outside, there is a communal garden area. Parking is available on street on a first come first serve basis.

Contact us now to book a viewing.

Our Ref: 19008432

Rent: £1400pcm

Deposit: £1615

Holding Deposit: £323

EPC: C

Council Tax Band: B

Length of tenancy - September 2026 - August 2027



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
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