



35A Market Street, Falmouth, TR11 3AR
£1,750

****STUDENT PROPERTY WITH BILLS INCLUDED****

This superb two bedroom student property sits in the heart of Falmouth Town, surrounded by the hustle and bustle with shops, cafes and other various amenities on your doorstep.

The apartment sits on the second floor and has undergone a thorough, high spec refurbishment throughout, and is now modernised to a very high standard and specifically catering to students with lots of storage.

The property is close to public transport links and within walking distance to the Woodlane Campus, making it ideal for students looking to be centrally located with easy access to the University, shops, beaches and more.

The apartment benefits from a lovely open plan kitchen and living area, with both bedrooms also have their own en-suites ensuring convenience and comfortable high quality living.

The apartment also has access to a secure bike store area shared with another flat. Please note that the property is being finished currently and the living areas will have grey carpets.

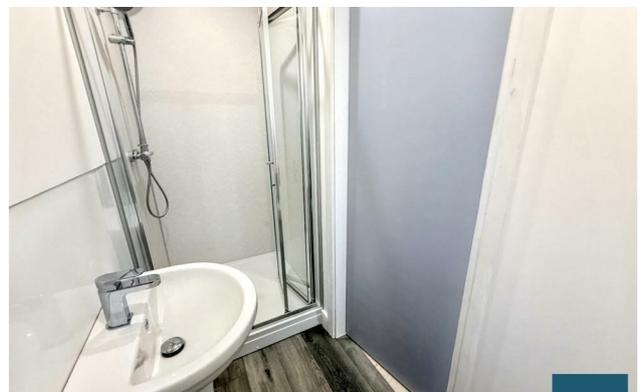
Rent: £1750pcm

Deposit: £2019

Holding Deposit: £403

EPC: TBC

Available from: June 2026 for a 12 month tenancy.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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England & Wales	EU Directive 2002/91/EC	