



**39a Killigrew Street, Falmouth, TR11 3PW**  
**£1,170**





# 39a Killigrew Street Falmouth, TR11 3PW

£1,170

\*Available Now\* \*\*BILLS INCLUDED\*\*

This well presented 1 bedroom apartment is now available. Perfectly situated in the heart of Falmouth town, it offers excellent access to local amenities, shops, and public transport links. The property has been recently decorated and comes part furnished.

Upon entering the property, a flight of stairs leads up to a bright open-plan living space which includes the kitchen that offers plenty of storage. The living room benefits from large sash windows and offers a pleasant view of the colourful street below.

Through the door to the right of the kitchen is where you will find the spacious bedroom, which offers direct access to the bathroom. The bathroom is well-appointed and features both a bath and shower as well as a heated towel rail. From the bedroom, you have access to the rear of the property, where you'll find a private outdoor terrace, a perfect place to relax.

With its central location and unique outdoor space, this apartment is a rare find and a great opportunity to experience all that Falmouth has to offer.

Bills Inclusive package to include electric, water & Wi-Fi, subject to a fair usage policy.

Rent: £1170pcm

Deposit: £1170

Holding Deposit: £270

EPC: E

Council Tax Band: A

Length of tenancy: 12 month tenancy

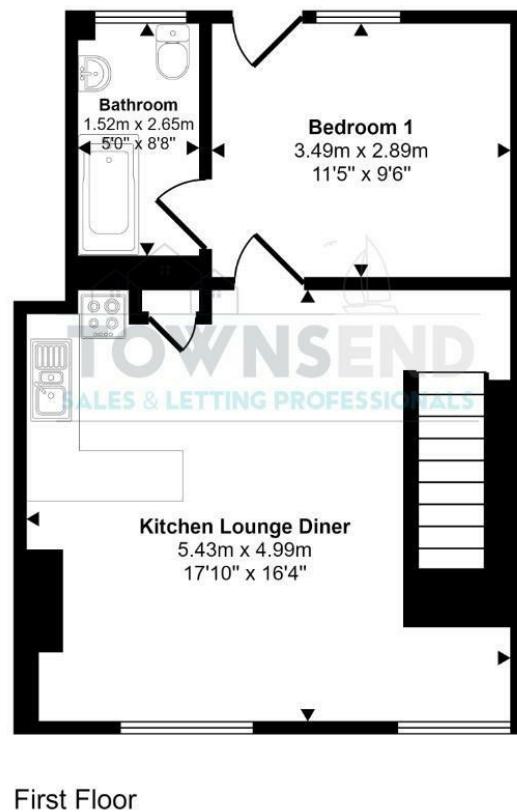




**Directions**



Approx Gross Internal Area  
43 sq m / 460 sq ft

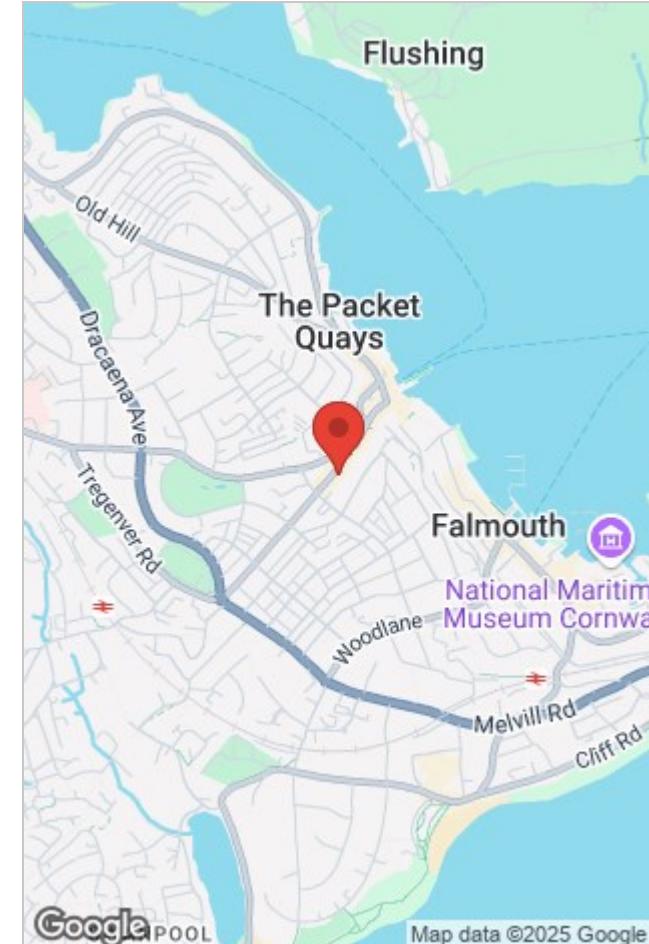


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Townsends Office on 01326315000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		72	(69-80) C		
(55-68) D	40		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		