

THE MATHER PARTNERSHIP LTD
25 MENEAGE STREET
HELSTON, CORNWALL
TR13 8AA



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INDEPENDENT ESTATE AGENTS AND PROPERTY MANAGEMENT



Coinage Ope, Helston, TR13 8EB

£525 pcm

This one bedroom flat is conveniently located in Helston town centre providing easy access to the local amenities. The accommodation comprises a communal entrance hallway, entrance hallway, bedroom, shower room, lounge and kitchen. The property would ideally suit a single professional and an early viewing is highly recommended.



VAT No: 986 6885 31
Company No. 7167950
Registered Office: The Old School, The Stennack, St. Ives, Cornwall TR26 1QU



Coinage Ope, Helston, TR13 8EB

COMMUNAL ENTRANCE HALLWAY

With entrance door, carpet, light window and stairs leading up to:

ENTRANCE HALLWAY

Door to property, laminate wood effect flooring, built in airing cupboard and internal doors leading into:

BEDROOM

Double glazed window, carpet, night storage heater, TV aerial point and built in wardrobe.

SHOWER ROOM

Fitted with a shower cubicle housing a mains fed shower, low level WC, pedestal wash hand basin and tiled flooring.

LOUNGE

French doors to the front aspect with Juliette balcony, TV aerial point, telephone point, night storage heater and laminate wood effect flooring.

KITCHEN

Fitted with a range of wall and base units to include drawers, roll top work surfaces incorporating a stainless steel sink and drainer unit, integrated electric oven with four ring hob and extractor over, integrated fridge, integrated freezer, plumbing and space for washing machine, double glazed window and vinyl flooring.

THE PROPERTY IS AVAILABLE IMMEDIATELY, UNFURNISHED AND THE DEPOSIT WILL BE £605.77. REGRETTABLY THE PROPERTY IS STRICTLY NOT SUITABLE FOR SMOKERS OR PETS.

AGENTS NOTE

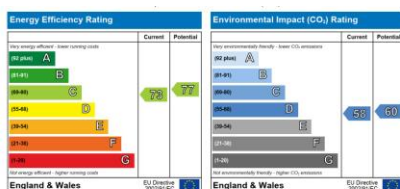
Prospective tenants should be aware that The Mather Partnership will manage this property, that the TV aerial point must not be unplugged at any time and that the electrics for the communal area run off Flat 4, Coinage Ope.

TENANT FEES

Early Release from Tenancy - Fully managed (subject to agreement with Landlord) - £300 inclusive of VAT to cover marketing costs. Early release from tenancy - Non managed (Subject to agreement with landlord) - one months rent plus VAT (for example if the rent is £600.00, the fee would be £720.00(including VAT). Amendments to an existing tenancy - £50.00 including VAT (£41.67 plus VAT). Late payment of Rent - Interest will be charged at 3% above the Bank of England Base Rate from Rent Due date until paid in full. This will not be levied until the rent is more than 14 days in arrears with the interest calculated back from the first day of the arrears. Lost Keys or security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

SERVICES

Mains electricity, water and drainage.



These particulars do not in anyway constitute an offer or contract and none of the above statements are to be relied upon as a statement or a representation of fact. The intending purchaser must satisfy himself as to each of the above or any other statement. Neither the vendor nor his agent nor any person in their employ has any authority to make or give any representation or warranty. The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose.