



STAGS

Flat 1, 57 Lemon Street, Truro, Cornwall,
TR1 2PE

A newly refurbished 1 bedroom ground floor flat with a further room across the hall, ideal as a 'work from home'

• Beautifully presented • 1/2 bedroom G/F Flat • Work from home office • Central city location • Garden • Avail now - long let • Tenant fees apply •

£695 Per calendar month

01872 266720 | rentals.truro@stags.co.uk

KITCHEN

Newly fitted cream kitchen with built in dishwasher, fridge, freezer, oven, hob and extractor. Ample space for a dining suite. Steps up to living room. Radiator

LIVING ROOM

Lovely light room enjoying views to the private rear garden. Wood flooring and radiator.

WORK FROM HOME OFFICE/2ND LIVING ROOM

Across the communal hall is a large room to the front of the building that can be used as a work from home office (please ask for more details about specific usage), or a further reception. Ornamental fireplace, large bay window and radiator.

BEDROOM

Small double bedroom with window and radiator. A single built in wardrobe can be located in the hall just outside.

SHOWER ROOM

Shower, w.c and sink

OUTSIDE

Long rear garden laid mainly to lawn. Gate to the rear of the garden.

SERVICES

Mains gas
Mains electricity
Metered water supply
EPC Band D
Council Tax Band D

SITUATION

Lemon Street is situated in the heart of of Truro and enjoys the trappings of city centre life with the theatre, a variety of restaurants, pubs, bowling and much more. Truro enjoys a market on the Piazza every Wednesday. There is a mainline railway station and a bus station and the A30 is a short distance away provide access to many places throughout the county.

DIRECTIONS

From our office turn right and the property can be found a few doors along on the same side.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £695pcm and the deposit is £795 refundable at the end of the tenancy less any agreed deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required.

Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/ inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



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