

# *Philip Martin*

LETTINGS LIMITED



MALPAS HOUSE, TRURO

£1,150 PCM

[www.philip-martin.co.uk](http://www.philip-martin.co.uk)

## 5 MALPAS HOUSE, TRURO, TR1 1PT

A stunning first floor waterfront apartment in a very convenient location with easy access to the City centre as well as good vehicular access to the A390. 30' open plan kitchen/lounge/dining room with river views and opening onto a private balcony, 3 double bedrooms (master with en-suite) and additional bathroom. Gated parking area, under floor gas fired central heating and double glazed windows. Large communal roof terrace with wonderful views. No Pets.

- Under Floor Gas Central Heating
- No Pets
- Available Now
- Council Tax Band E
- Private Balcony
- Double Glazed Windows
- Gated Parking
- Deposit £1442
- EPC C
- Truro

OPEN PLAN KITCHEN/ LOUNGE/ DINING ROOM

PRIVATE BALCONY

BEDROOM 1

EN- SUITE

BEDROOM 2

BEDROOM 3

BATHROOM

### CREDIT REFERENCES AND DEPOSIT

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to 1 weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to 5 weeks rent will be payable.

### DIRECTIONS

Turn off towards Malpas on Trafalgar Roundabout in Truro. In a few hundred yards the cream block of apartments will be on your right.

#### CONTACT US

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