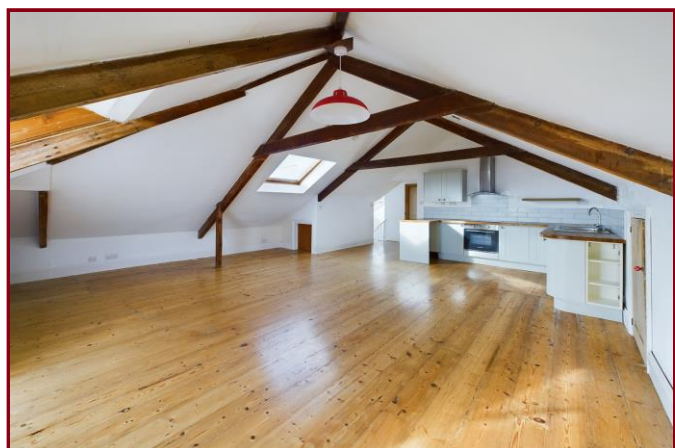




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Putting your home on the map

**Florence Terrace,  
Falmouth**

**Monthly Rental Of £1,350**





## Florence Terrace, Falmouth

**Monthly Rental Of £1,350**

### Property Introduction

Available immediately and unfurnished is this substantial top floor apartment was fantastic far reaching views.

Split over three floors, there are three double bedrooms, and an impressive open plan kitchen/living area. There is an en-suite to and main bathroom.

Being so centrally located for all Falmouth offers the lack of parking isn't missed, although on road parking is available in the immediate area.

### Location

Ideally located for the Falmouth Campus of the University; Florence Terrace and Woodlane is a great location for easy access to the town, the harbour and the beaches of Gyllyngvase and Swanpool. Events Square at the one end of Falmouth is where many annual events are held, such as the annual Sea Shanty and Falmouth Week and is also home to the National Maritime Museum.

The town itself offers a wide variety of restaurants and cafes with a selection of independent shops and mainstream retailers. Within half a mile is the Falmouth Delt Railway Station with a short journey into Truro, allowing anyone to then transfer to the mainline either east or west.

### ACCOMMODATION COMPRISES

Accessed from Florence Terrace, a pathway leads you to the rear of the main building and steps lead to the property's entrance opening to the property.

Carpeted stairs lead you directly to the first floor landing. A double glazed window to side aspect provides natural light and exposed wood floor boards. There is a useful utility area, with radiator, plumbing for a washing machine, and combi boiler. Carpeted stairs continue up for the next floor while a door provides access



to the bathroom. This well proportioned bathroom has a bath with fitted glass screen and mains water shower over, there is a WC and hand basin. There is a useful storage area with glazed window. Heated towel rail and further secondary glazed window plus extractor fan. Rising to the second floor there is an L shaped landing, with doors leading off to two double bedrooms. This hallway continues with a turning staircase with under stairs storage cupboard leading to the top floor accommodation.

The first double bedroom, has a double glazed window, radiator and carpeted flooring. A solid bi-folding door opens to the main bedroom which commences with the en-suite area of the room. Entering the room a door opens to the wc, with sink, while opposite is the enclosed shower cubical. A doorway leads to the bedroom area with a window, radiator, white wash floorboard and useful under stair storage cupboard.

Returning to the hallway, up the carpeted stair you enter the spacious open plan living area. Immediately to your left there is a further bedroom, with painted floorboards, double glazed window and radiator. There is storage in the eaves and wardrobe hanging space.

The open plan kitchen living area, has a 'Shaker' style kitchen with integrated electric oven and hob and extractor hood above. There are recesses suitable for a fridge and ample storage. Opening to the lounge/dining area, offers exposed beams eaves storage, exposed floorboards, three radiators, 'Velux' window over the lounge area. Yet you are drawn to the Dormer style window with three sides taking in the stunning panoramic views of Falmouth Bay, over to St Mawes, taking in Pendennis and over to Swanpool, Maenporth and beyond.

## EXTERNALLY

There is no outside space with the apartment. The apartment has pedestrian access through a narrow pathway to an external stairwell to the first floor. On-street parking can be found in Florence Terrace and the nearby streets.

## RESTRICTIONS

Ideally suited to someone working from home, or locally at the University. The preferred tenant would be pet free due to the lack of outside space. Smoking is strictly prohibited internally. Those in receipt of benefit should have a working guarantor.

## SERVICES

The property is served by mains, gas, electric, water and drainage. We understand the Council Tax Banding for the property is band 'A'.

## DIRECTIONS

With Merchants Manor on your right hand side heading towards the sea front and beaches, turn left at the roundabout beside the Hotel with King Charles school on your left. Turn next left into Albany Road and then take first on right into Florence Terrace where you can find on-street parking. You will see Highbury Mews on your right hand side. Walk beside this, carry on down and you will see Highbury, turn right, and the grey composite door is for this top floor flat. What3words; traps.wake.foster



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Available immediately
- Unfurnished apartment
- Three double bedrooms
- Open plan kitchen/living area
- En-suite & bathroom
- Top floor, split over three levels
- NO PARKING
- Ideal for university employees
- Stunning far reaching views
- Nil deposits scheme available



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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