



## Flat 3 Stanley Court Berrycoombe Road , Bodmin, PL31 2NY

We are pleased to offer this well presented one bedroom ground floor flat in this purpose built development. Open plan kitchen/lounge/diner. Kitchen has a range of base and eye level units with integrated oven/hob/extractor. Space for washing machine. Large bedroom with storage cupboard. Bathroom with shower over bath, basin and WC. One parking space in car park at the rear of the building. Available now. Deposit £896500 Holding deposit £170.00. Electric heating (HHRS heater). EPC rating D63. Council Tax Band A.

Broadband 1000MBPS max. Ultrafast and Standard available. Mobile coverage Vodafone - good outdoor and in home. EE -good outdoor and variable in home. Three and O2 good outdoor. (Source OFCOM). Mains water, sewerage and electricity.

**£750 PCM**

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[Directions](#)



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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