

STAGS

Flat 5 Kelsey Apartments, City Road, Truro, Cornwall TR1 2JL

An outstanding three-bedroom apartment situated within a striking new development in the heart of Truro, offering breath-taking city views from a private balcony.

Truro City Centre Location Perranporth Beach - 9 miles Falmouth - 11 miles

• Second floor, 3 Bedroom Apartment with balcony • Open plan kitchen/dining/living room • One allocated parking space • Popular modern development • Solar Panels • Underfloor heating • 12 months plus • Deposit £1730 • Council Tax Band E • Tenant Fees Apply

£1,500 Per Calendar Month

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

THE PROPERTY COMPRISES
A three bedroom, modern, second floor apartment, featuring a spacious, modern entrance hall and located in the city centre.

ENTRANCE
A spacious entrance hallway providing access to all rooms.

LOUNGE/KITCHEN/DINER 23'11" x 16'2"
Spacious open-plan kitchen, dining and sitting room, creating a bright and sociable space ideal for entertaining. Large sliding doors open onto the balcony, allowing plenty of natural light into the room. The modern kitchen is fitted with an integrated washing machine, dishwasher and fridge/freezer, together with an electric hob and oven. Hard flooring runs throughout the kitchen, dining and sitting areas.

BEDROOM 1 10'5" x 9'10"
A spacious double bedroom with direct access to a modern en-suite shower room.

EN-SUITE SHOWER ROOM
A modern, well-appointed shower room featuring a large shower enclosure and contemporary white sanitaryware.

BEDROOM 2 13'10" x 9'1"
A bright and well-proportioned double bedroom with a window overlooking the side of the property

BEDROOM 3 13'10" x 8'0"
A versatile room suitable as a small double bedroom or spacious single bedroom

BATHROOM
Modern bathroom with a bath and rainfall shower over, complemented by white sanitaryware and a large inset mirror

PARKING
The property benefits from one allocated parking space

SERVICES
Mains water
Electricity and drainage
Solar panels and air source heat pump.
Underfloor heating throughout.
Ofcom predicted broadband services - Ultrafast 18MBPS/220 mbps. Standard 17 MBPS/1 MBPS
Ofcom predicted mobile coverage for voice and data: EE, 02 & three good outdoor and in the home
Local Authority: Council tax band E

DIRECTIONS
Driving down the hill on Lemon Street, turn left onto Charles Street and past our office, continue on this road for 300 yards and the development will be on your left.

SITUATION
The centrally located train station, only a short walk from City Road, links directly with London Paddington, whilst a number of daily



scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.

The town of St Austell is 15 miles away while the ever popular Newquay is 12 miles away.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1500 pcm exclusive of all charges. DEPOSIT: £1730 returnable at end of tenancy subject to any 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). A minimum annual gross household income of £45000 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES & HOLDING DEPOSIT

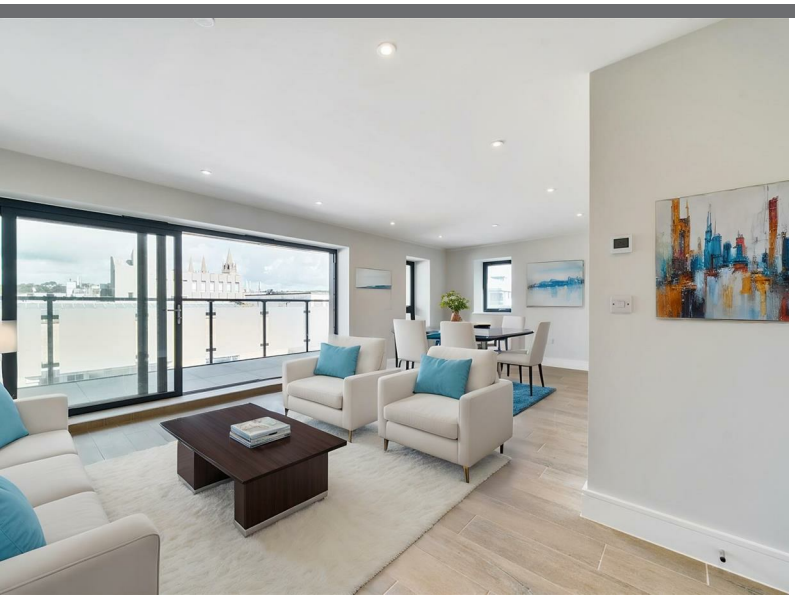
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £346 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

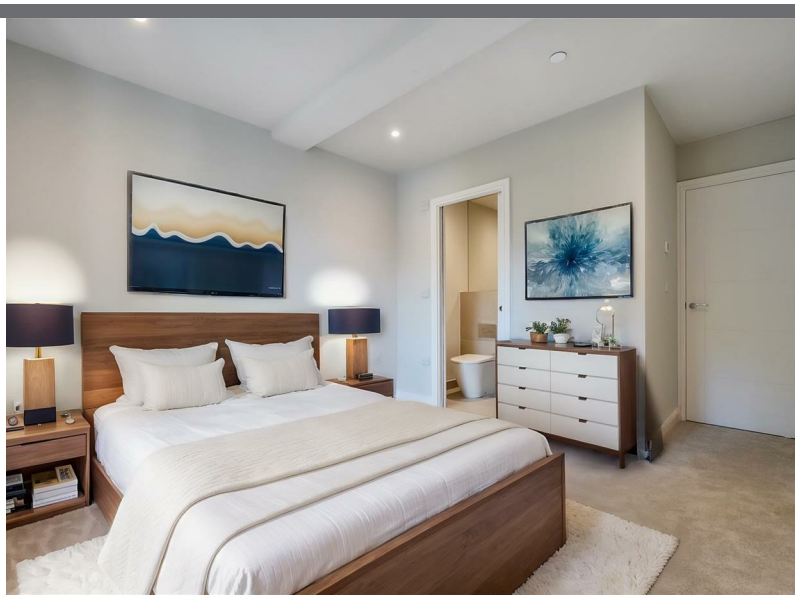
TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

AGENTS NOTE

Please note that the furnishings shown in the photographs are for illustrative purposes only and are not included with the property















IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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61 Lemon Street, Truro, TR1 2PE
01872 266720
rentals.truro@stags.co.uk

@StagsProperty

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