

To Let

Lamorak Hse, Brae View, Park Lane, Pool, TR15

A well-presented top floor apartment in a purpose built building close to local amenities and shopping facilities. The accommodation comprises of: - Entrance Hall, Open Plan Living Area, Shower Room/WC and a Double Bedroom. The apartment is heated by modern efficient night storage heaters and is double glazed. There is an allocated parking space for one vehicle. There are far reaching views to Carn Brea from the Living Area which boasts a fitted kitchen with free standing cooker, washing machine, breakfast bar and ample space for a sofa and furniture. No pets, no smokers, no students, no children. EPC: C. Council Tax Band A



- ONE DOUBLE BEDROOM
- ALLOCATED PARKING
- EPC C COUNCIL TAX A
- NO PETS/STUDENTS/CHILDREN
- OPEN PLAN LIVING AREA
- TOP FLOOR
- AVAILABLE NOW
- SHOWER ROOM/WC

£725.00 per month Deposit £725.00



Energy performance certificate (EPC)

Apartment 14
Lamorak House
Breaview Park Lane
REDRUTH
TR15 3PU

Energy rating

C

Valid until:

19 March 2035

Certificate number:

2503-3048-5207-2525-1200

Property type

Top-floor flat

Total floor area

33 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |