



## 38 Ballantyne Drive, Colchester, Essex, CO2 8GL

£1,100 PCM

- Available September 2024
- Modern Throughout
- Walking Distance to University
- Two Bedroom Apartment
- Fully Fitted Kitchen
- Residents Parking Area
- Fully Furnished
- En-Suite and Family Bathroom
- Students Only

## Directions

## Viewings

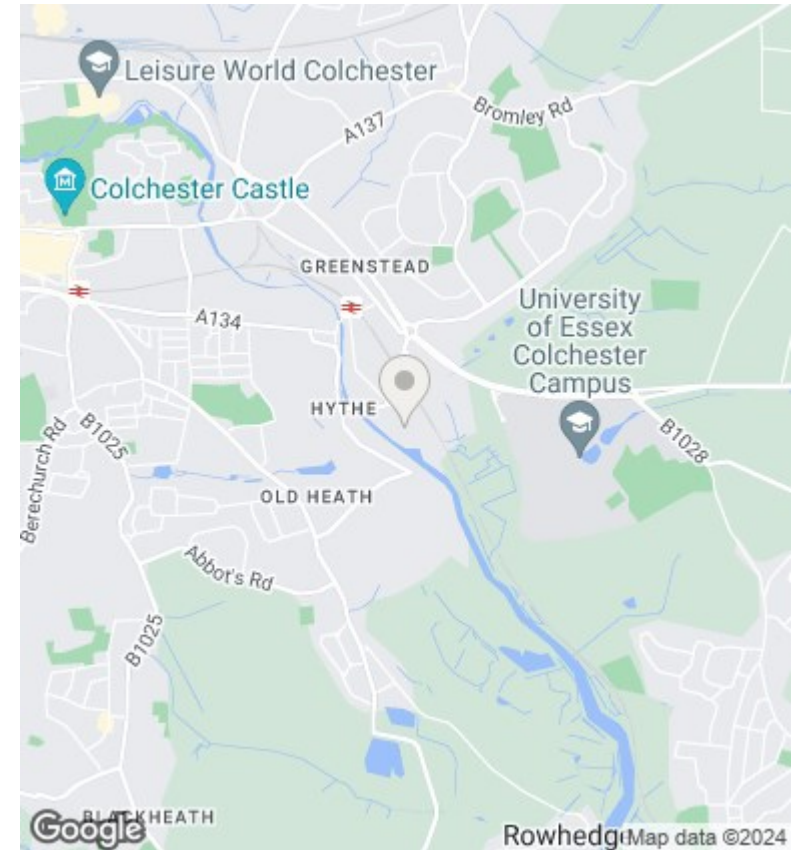
Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	