



## 23 Sail House, Ship Wharf, Colchester, Essex, CO2 8YP

£1,150 PCM

- STUDENTS ONLY
- MODERN THROUGHOUT
- WELL MAINTAINED BUILDING
- UPFRONT PAYMENT REQUIRED
- TWO BEDROOM APARTMENT
- BALCONY
- LIFT ACCESS
- FULLY FURNISHED
- WALKING DISTANCE TO UNIVERSITY
- AVAILABLE MID SEPTEMBER 2024

## Directions

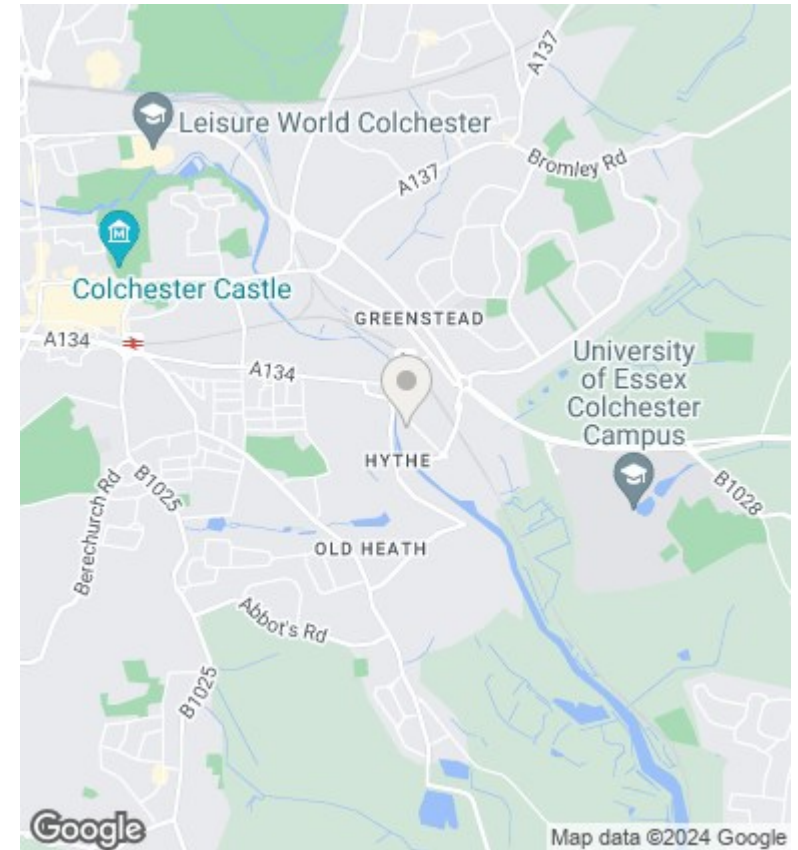
## Viewings

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

## Council Tax Band

## 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>		80	80
(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	