



2 West Court, Lexden Road, Colchester, Essex, CO3 4BN

£1,250 PCM

- Available Early July 2025
- Two Doubles and One Single Bedroom
- Close to Colchester Private Schools
- Contact Michaels Property Consultants
- Ground Floor Maisonette
- Single Garage En-Block
- Easy Access to A12 and Tollgate Retail Park
- Well Presented Throughout
- Kitchen Fitted in 2024
- Unfurnished

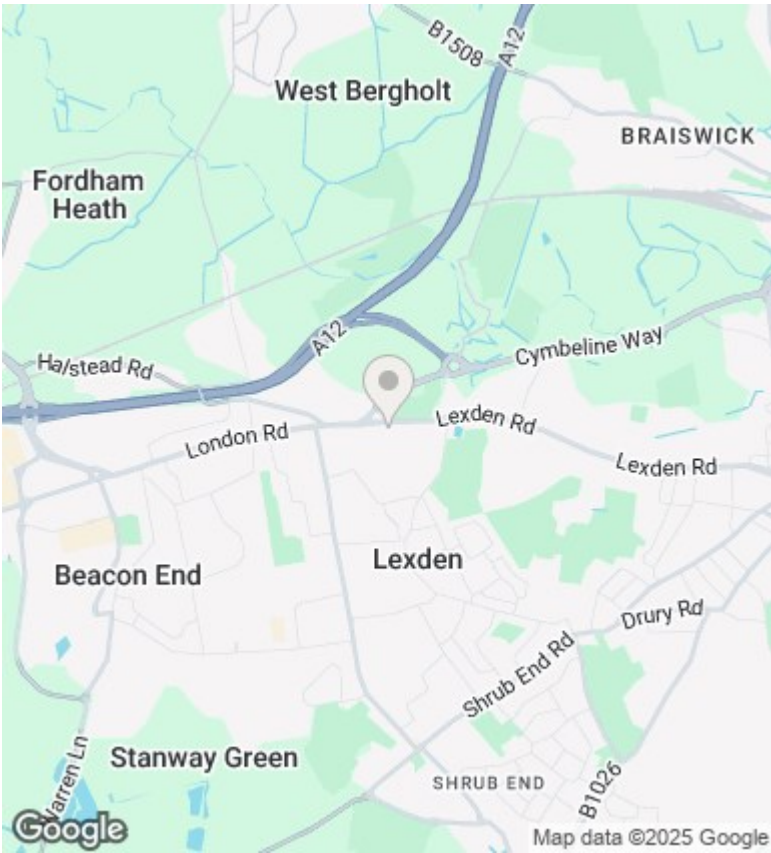
Directions


Viewings

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

Council Tax Band

EPC Rating:
C



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |