



## 2b The Avenue, Colchester, CO3 3PA

£1,300 PCM

- Grandeur Lexden Apartment
- Modern Kitchen
- Walking Distance to Colchester City Centre
- Available July 2025
- Two Bedrooms
- Characterful Converted Building
- Set Back from the Road
- Exceptionally Spacious & High Ceilings
- Garage & Off Road Parking
- Unfurnished

Directions

Viewings

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

Council Tax Band

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	