

- Modern One Bedroom Apartment
- Finished to high standard
- **BILLS INCLUDED** (ex C.Tax)
- Stylish shower room
- Kitchen with appliances
- Study area
- **FURNISHED**
- Walking distance of Uni & Town
- No Pets, Smokers, Children, Sharers
- Available 24 September



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	



GREENWOOD
PROPERTY CONSULTANTS

Hythe Hill
Colchester, CO1 2NF

£775 PCM
£894: Deposit
24th September 2024: Available Date



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Property Description

Students - ALL BILLS INCLUDED (excluding Council Tax) ! Modern top floor one bedroom furnished flat within walking distance of University. Finished to a high standard with double bedroom, fitted wardrobe and flat screen smart TV. Fitted kitchen with microwave oven, hob and washing machine. Stylish shower room. Study area. Secure main access key fob entry and CCTV. Electric heating and double glazed. High Speed Wi-Fi Included. No Parking. Students Single Occupancy Only Walking distance of University and close to Town Centre & Hythe Train Station.