

Approximate net internal area: 380.41 ft<sup>2</sup> (429.41 ft<sup>2</sup> / 39.98 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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- One bedroom modern apartment
- Walking distance of Uni
- Fitted kitchen with appliances
- Gas Central Heating
- Good condition throughout
- Double Glazed
- Balcony
- Furnished
- No Pets, Smokers, Children
- Available 27 June



GREENWOOD  
PROPERTY CONSULTANTS

**Marine House**  
Colchester, CO2 8FX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

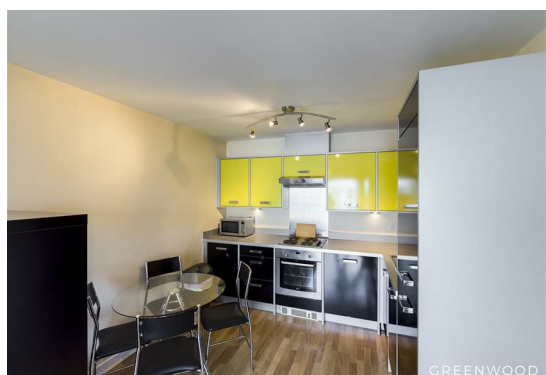
£900 PCM  
£1,038: Deposit  
27th June 2025: Available Date

Essex House  
42 Crouch Street  
Colchester  
Essex  
CO3 3HH

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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

One bedroom modern furnished apartment in good condition throughout and walking distance of University. Fitted kitchen with oven, hob, extractor, microwave, integrated fridge/ freezer and integrated washing machine. Large Balcony. Double bedroom. Bathroom with shower. Gas heating and double glazed.

