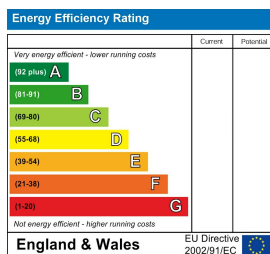


- Two bedroom second floor apartment
- Two double bedrooms
- En-suite to Main Bedroom
- Excellent condition throughout
- Views over Crouch Street
- Secure gated parking
- Popular City Centre location
- **WATER RATES INCLUDED**
- No Students, Pets, Smokers
- Available August



**GREENWOOD**  
PROPERTY CONSULTANTS

**Crouch Street**  
Colchester, Essex, CO3 3HH

£1,200 PCM  
£1,384: Deposit  
3rd August 2024: Available Date

87 Crouch Street  
Colchester  
Essex  
CO3 3EZ

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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

Two bedroom second floor executive apartment with views over Crouch Street in excellent condition throughout. Entrance hall with storage cupboard. Good size living room with laminate floor, open plan modern kitchen with electric hob and oven and fridge/ freezer. Main double bedroom with fitted wardrobe and en-suite double shower. Further double bedroom. Main bathroom with shower. Electric heating and double glazed. Secure gated parking space. WATER RATES INCLUDED.

The property is situated on Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and variety of popular bars and restaurants. Colchester city centre provides an excellent

range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.

