



Approximate net internal area: 700.46 sq ft / 65.91 sq m  
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.



- Two bedroom first floor apartment
- Modern throughout
- Two large bedrooms
- Modern fitted kitchen & bathroom
- GCH and double glazed
- Water Rates Included
- Popular Westside location
- Parking
- No Students, Pets, Smokers
- Available Now



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>		
(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	

GREENWOOD  
PROPERTY CONSULTANTS

**Blackberry Road**  
Colchester, Essex, CO3 0RZ

£1,000 PCM  
£1,153: Deposit  
31st July 2025: 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

Modern two bedroom apartment with generous proportions in popular Westside location. Entrance door through to staircase up to large and light living room. Modern fitted kitchen with electric oven, hob and washing machine. Modern bathroom suite. Two large double bedrooms with new carpet. New décor throughout. GCH and double glazed. Parking. Water rates Included. Located above hairdressers.

