

oakheart

£1,500 Per Month

Per Month  
Saddle Mews, Stanway



Situated to the west of Colchester is this three-bedroom terraced home. The location is key due to its easy reach of the popular Stanway Secondary School and other local primary schools. The nearby retail park is also a short distance away with various national retail outlets and other shopping facilities nearby for day to day needs. The A12 can be accessed London bound towards the M25 and the

stations of the town give access to London Liverpool Street.

The accommodation comprises of a large living room, kitchen/diner, conservatory, two double bedrooms, a single bedroom and a family bathroom with a shower over the bath. Externally there is an enclosed rear garden with patio area and lawn. The property has

recently been repainted throughout and new carpets have also been fitted.

The property is offered unfurnished and is available for immediate occupation. Call the Oakheart lettings team for further information.

















Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

69.27 m<sup>2</sup>  
745.62 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:  
£1873

Tenure:

Council Tax Band:  
C

**Energy Efficiency Rating**

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   | <b>84</b> |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   | <b>62</b>   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

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.

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