

# DURDEN & HUNT

INTERNATIONAL



## Whitewell Road, Colchester CO2

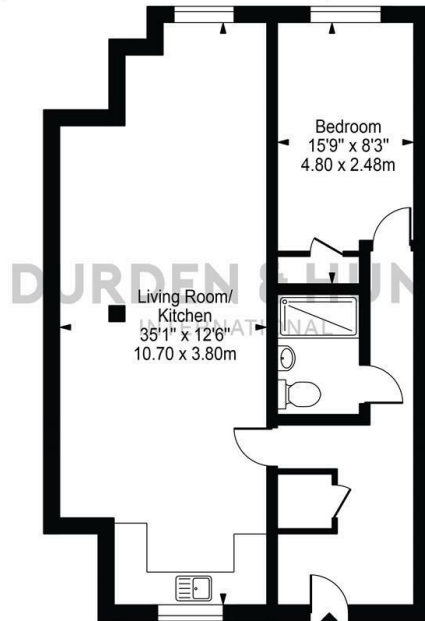
£1,000 Per Calendar Month

- Off Road Parking Available
- Excellent Transport Links
- One Double Bedroom
- Available Now
- Ground Floor Apartment
- Contemporary Bathroom
- City Centre Location
- Open Plan Living

1-3 Crouch Street, Colchester, CO3 3EN

<https://www.durdenandhunt.co.uk>

# Abbeygate One Approx. Gross Internal Area 702 Sq Ft - 65.25 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

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