

# DURDEN & HUNT

INTERNATIONAL



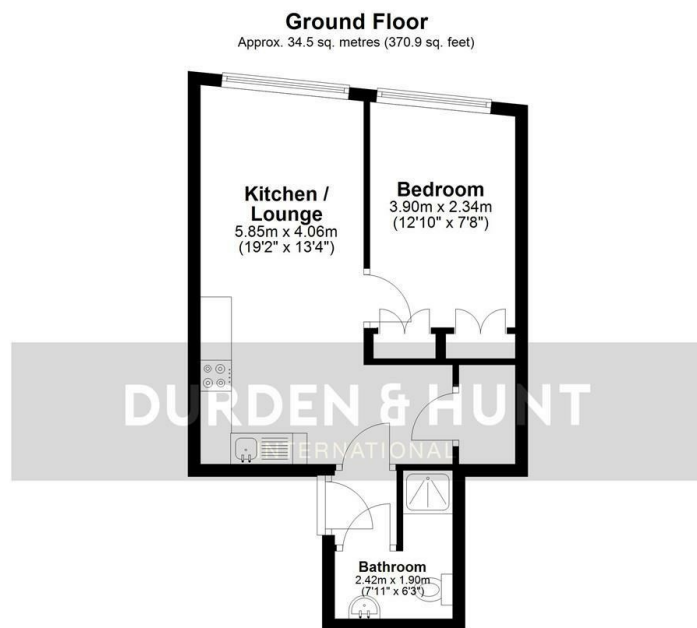
## 2 St. Johns Street, Colchester CO2

£975 Per Month

- One Week Rent Free
- Excellent Transport Links
- Engineered Wood Flooring
- A Selection Of Ten Modern Apartments
- Bosch Appliances
- One Bedroom
- City Centre Location
- Open Plan Living
- Available Now

1-3 Crouch Street, Colchester, CO3 3EN

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



Total area: approx. 34.5 sq. metres (370.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**St Johns Street, Colchester**



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

C

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>	71	71
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	