



- Large Balcony
- First Floor
- Walking distance to Colchester North Station and Town Centre
- Allocated parking plus visitors permit

Claremont Heights, Colchester CO1 1ZU

£775 pcm

A 1st floor apartment with a DOUBLE BALCONY. WOOD EFFECT flooring through out. The property is within walking distance to Colchester's mainline station, local amenities and the Town Centre. Offers allocated parking and one visitors permit.

Available May 2022



Property Description

Two bedroom, one bathroom first floor apartment with a DOUBLE BALCONY. The property is within walking distance to Colchester's mainline station, Colchester General Hospital, local amenities and the Town Centre. Offers allocated parking and one visitor permit.

Available May 2022.

COMMUNAL ENTRANCE

With stairs leading to the first floor

ENTRANCE HALL

With door leading off to:

AIRING CUPBOARD

Housing hot water tank.

LIVING ROOM

18' 2" x 9' 9" (5.56m x 2.99m)

Wood effect flooring and sliding doors opening to the balcony, as the property is at the end of the block it benefits from the additional window in the living room.

KITCHEN

6' 1" x 8' 3" (1.86m x 2.54m)

Fridge/freezer and washing machine included

BEDROOM ONE

12' 4" x 8' 4" (3.78m x 2.56m)

Built in double mirrored wardrobes and sliding doors opening to the balcony

BEDROOM TWO

7' 1" x 9' 4" (2.16m x 2.86m)

Built in double mirrored wardrobe

BATHROOM

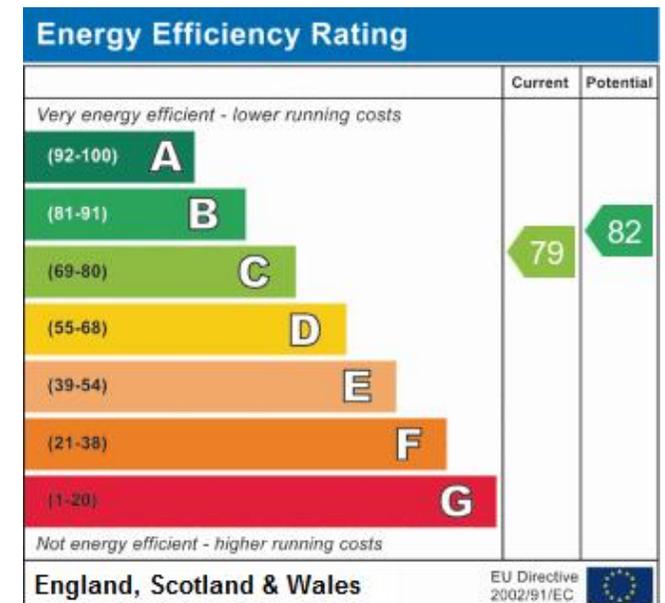
Including wash hand basin, WC and bath with electric shower over.

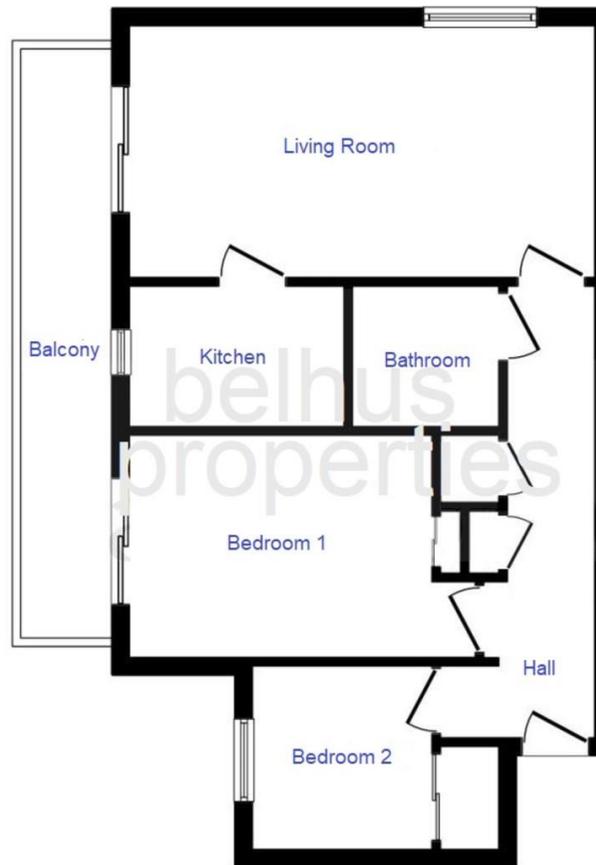




Please note that tenants are vacating their tenancy early therefore we are holding the rent at £775 for the first six months, thereafter the rent will increase to £800 pcm

For further enquires and to arrange a viewing please contact our office where we will be happy to assist.





FLOOR PLAN
Total Floor area 51 sq meters

Although we attempt to give accurate information, please note the above floor plan is to be used for illustration purposes only, no liability will be accepted for misinterpretation or error. Interested parties must rely on their own inspection.