



## **SMALL 2 HORSE LIVERY YARD TO RENT**

**SPRING GARDENS ROAD, CHAPPEL, COLCHESTER CO6 2DW**

**2 STABLES – 1.25 ACRE Paddock**

**ELECTRICITY AND WATER SUPPLY**

**PRICE: £225 PER MONTH**

## LOCATION

From Colchester proceed along the A1124 through the village of Chappel, then immediately right prior to the Viaduct into Spring Gardens Road proceed for approximately a quarter of a mile and the property will be found on the left hand side.

## DESCRIPTION

The property comprises a self contained small yard, with two purpose built stables, yard area and paddock, in all comprising one and a quarter acres.

## RENTAL

£275 per calendar month.

## SERVICES

Mains water and electricity are connected to the property, which will be the responsibility of the Tenant.

## TERMS

To let under a new Lease with the Tenant responsible for maintaining the property, keeping it clean and tidy and removing horse muck as and when appropriate.

## VIEWING

All enquiries to Nicholas Percival Tel: 01206 563222 or email [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

In accordance with the Estate Agents Act 1979 we are obliged to indicate that the this property in the ownership of one of the Partners of Nicholas Percival | Chartered Surveyors. **C. 1505**



*All prices and rentals quoted are exclusive of VAT (if applicable)*

### Consumer Protection from Unfair Trading Regulations 2008

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