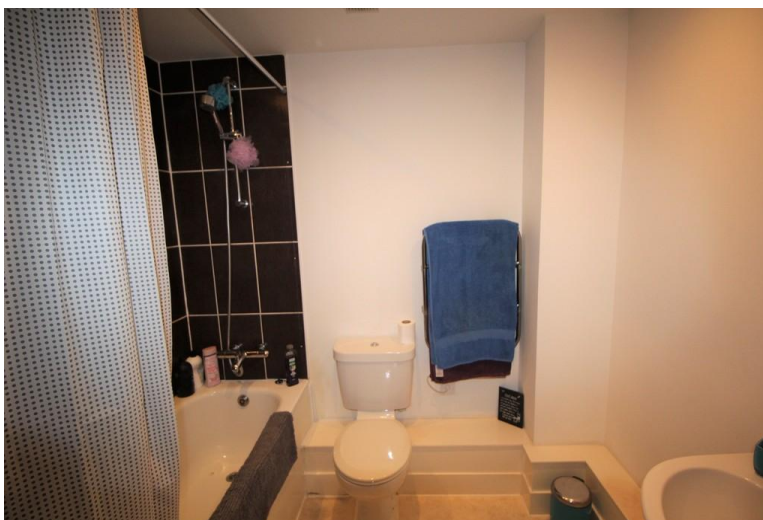




ST JAMES PLACE, COLCHESTER, ESSEX, CO4

£775 PCM





Ezelet are delighted to offer to the rental market a well presented one bedroom top floor flat, located close to the A12, Colchester Hospital and Football Stadium, this property comprises of an open plan lounge/ kitchen with integrated appliances, a double bedroom and bathroom. You will pay an extra £20.00 on top of the rent each month for water usage. Externally this property has permit parking for one car. This property is available 3rd June 2024. An early viewing is advised to appreciate the property to offer.

ENTRANCE HALL

Communal entrance with phone system.

HALLWAY

Built in cupboard, 1 x radiator, fitted carpet.

LIVING ROOM

22' 8" x 10' 1" (6.91m x 3.07m) UPVC double glazed windows to the front and side, 1 x electric heater, fitted carpet.

KITCHEN

Eye level and base units, integrated oven/ hob, extractor fan, integrated fridge/freezer, washing

machine, inset stainless steel sink, integrated dishwasher, wood effect flooring.

BEDROOM

9' 10" x 10' 3" (3m x 3.12m) UPVC double glazed window to the front, 1 x radiator, fitted carpet.

BATHROOM

Bath with over shower, low level wc, hand wash basin, wood effect flooring.

PARKING

Underground permit parking for one car.

Rent: £775.00

Holding Deposit: £178.84

Security Deposit: £894.23

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		