



BALLANTYNE DRIVE, COLCHESTER, CO2

£1,075 PCM





Ezelet are delighted to offer to the rental market a two bedroom flat located in the Hythe area, close to the Essex University, Tesco superstore and train station. The property comprises of an open plan lounge/ diner with a balcony, kitchen with appliances, two double bedrooms, en suite of the main bedroom and a bathroom. The property is offered fully furnished and further benefits from having allocated parking for one Vehicle and is available from the 23rd September 2024. An early viewing is advised to appreciate the accommodate to offer.

ENTRANCE HALL

Secure entrance into.

LOUNGE/DINER

UPVC double glazed patio doors to balcony, sofa, dining table and chairs, electric heater, wood effect laminate flooring.

KITCHEN

UPVC double glazed window, eye level and base units with over worktop, integrated oven/hob, integrated fridge/ freezer, extractor fan, inset stainless steel sink, microwave, washing machine, wood effect laminate flooring.





BEDROOM ONE

UPVC double glazed window, double bed, electric heater, fitted carpet.

ENSUITE

Shower with glass screen, low level wc, hand wash basin, vinyl flooring.

BEDROOM TWO

UPVC window, double bed, chest of drawers, electric heater, fitted carpet.

BATHROOM

Bath with over shower, low level wc, hand wash basin, heated towel rail, vinyl flooring.

PARKING

Allocated parking for one vehicle.

Rent: £1,075.00

Holding Deposit: £248.07

Security Deposit: £1,240.38



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		