



HANBURY GARDENS, HIGHWOODS, COLCHESTER, CO4

£1,050 PCM





Ezelet are delighted to offer to the rental market this two bedroom ground floor flat, situated in Highwoods, close to local amenities, the A12 and Colchester Hospital. The property comprises of a lounge, kitchen/diner with appliances, one double bedroom, a single bedroom and a family bathroom, it has electric storage heating throughout and one allocated parking space. The property is offered unfurnished and is available from the 7th December. An early viewing is advised to appreciate the accommodation on offer.

ENTRANCE HALL

Secure entrance door into.

LOUNGE

UPVC double glazed windows and blinds, laminate flooring, electric storage heater.

KITCHEN/ DINER

UPVC double glazed windows to the rear with blinds, eye level and base units with over worktop, inset stainless steel sink, integrated electric oven/ hob, extractor fan, under counter fridge, under counter freezer, washing machine, vinyl flooring throughout.



BATHROOM

UPVC double glazed window to the rear with blinds, bath with over shower, glass shower screen,, low level wc, hand wash basin, wall heater, mirrored wall cabinet, vinyl flooring.

BEDROOM ONE

UPVC double glazed windows to the rear with blinds, 1 x electric storage heater, fitted carpet.

BEDROOM TWO

UPVC double glazed window to the rear and blinds, 1 x storage electric heater, fitted carpet.



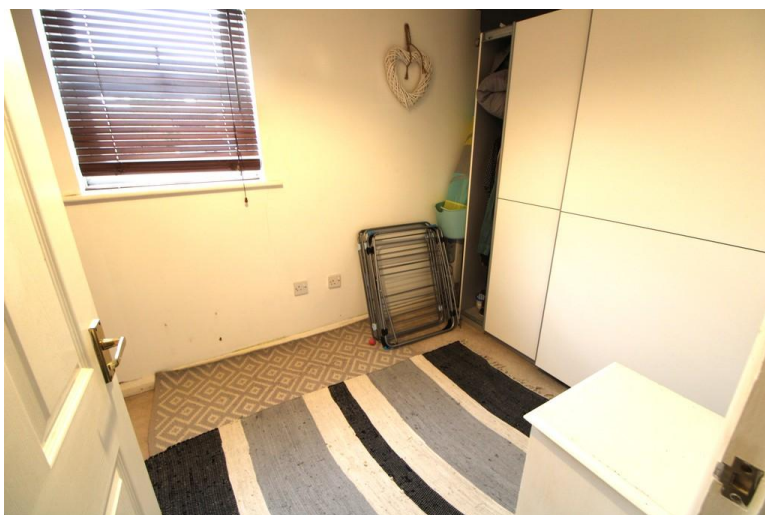
PARKING

Allocated parking for one vehicle.

Rent: £1,050.00

Holding Deposit: £242.30

Security Deposit: £1,211.53





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |