



CLAREMONT HEIGHTS, COLCHESTER, ESSEX, CO1

£1,050 PCM







We are delighted to offer to the rental market this two-bedroom, second floor, newly redecorated flat, having new carpets fitted throughout, it is located close to the North Train Station and local amenities. The property comprises of two bedrooms, family bathroom, kitchen and lounge. Further benefitting from having allocated permit parking for one vehicle. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the property to offer.

#### ENTRANCE HALL

Secured entrance door into



#### LIVING ROOM

18' 2" x 9' 6" (5.54m x 2.9m) UPVC double glazed French doors leading to a juliet balcony. electric heater, fitted carpet.

#### KITCHEN

8' 4" x 5' 7" (2.54m x 1.7m) Window to rear, eye level and base units, inset stainless steel sink, freestanding oven, space for washing machine. tiled flooring.



### BEDROOM ONE

8' 7" x 12' 10" (2.62m x 3.91m) Window to rear, electric heater, fitted carpet.

### BEDROOM TWO

10' 9" x 7' 1" (3.28m x 2.16m) Window to front, electric heater, fitted carpet.

### BATHROOM

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

### COMMUNAL GARDEN

Communal garden.

### PARKING

Permit parking for one vehicle

Council Tax - B

Rent: £1,050.00

Holding Deposit: £242.30

Security Deposit: £1,211.53



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		