



CHINOOK, HIGHWOODS, COLCHESTER, CO4

£725 PCM





We offer to the rental market a studio apartment in the popular Highwoods area, North Colchester with easy access to the A12 and Tesco, this studio flat is situated on the ground floor and comprises of a good sized living space. The kitchen includes a washing machine, freestanding cooker and fridge-freezer, bathroom, heating throughout is electric and the parking is on the road. This property is available 31st May 2025. An early viewing is advised to appreciate the property to offer.

ENTRANCE HALL

Secure door into

LIVING AREA

18' 2" x 9' 2" (5.54m x 2.79m) Bay window to the front, fitted carpet, electric radiator.

KITCHEN

8' 0" x 7' 2" (2.44m x 2.18m) Window to the rear, eye level and base units with over worktop, inset stainless steel sink, freestanding oven, freestanding Fridge/ freezer, washing machine, vinyl flooring.

BATHROOM

9' 6" x 5' 10" (2.9m x 1.78m) Windows to the rear x 2, bath with over electric show, low level wc, hand wash basin, built in cupboard, vinyl flooring,

GARDEN

Communal garden laid to lawn.

PARKING

On road parking.

Rent: £725.00

Holding Deposit: £167.30

Security Deposit: £836.53

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements