



ST JAMES PLACE, DE GREY ROAD, COLCHESTER, ESSEX, CO4

£795 PCM





We 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 vehicle. This property is available within the next couple of weeks to a month. An early viewing is advised to appreciate the property to offer.

ENTRANCE HALL

Communal entrance with phone system.

HALLWAY

Built in cupboard, 1 x electric heater, fitted carpet.

BEDROOM

12' 87" x 9' 96" (5.87m x 5.18m) UPVC double glazed window to the front, 1 x electric heater, fitted carpet.





LIVING ROOM

16' 46" x 10' 30" (6.05m x 3.81m) UPVC double glazed windows to the front and side, 1 x electric heater, fitted carpet.

KITCHEN

0m x 0m) Eye level and base units, integrated oven/hob, extractor fan, integrated fridge/freezer, washing machine, inset stainless steel sink, integrated dishwasher, wood effect flooring.

BATHROOM

7' 48" x 5' 62" (3.35m x 3.1m) Bath with over shower, low level wc, hand wash basin, heated towel rail, vinyl flooring.



PARKING

Allocated permit parking for one vehicle.

Rent: £795.00

Holding Deposit: £183.46

Security Deposit: £917.30



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		