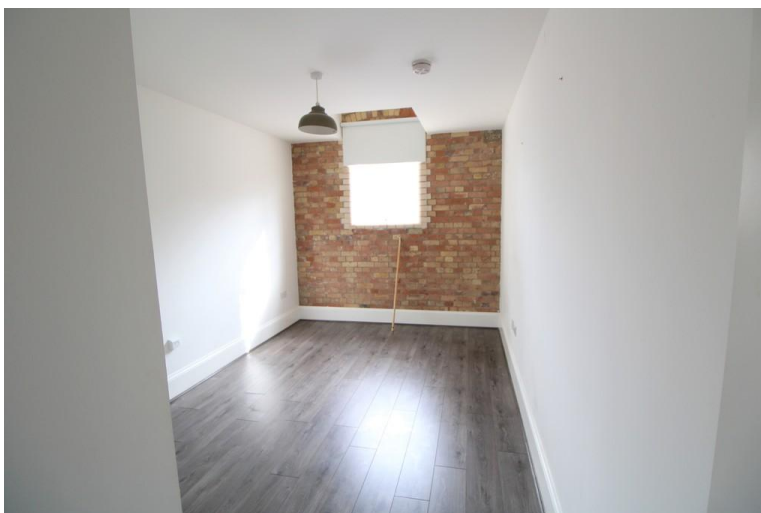




LACERTA COURT, LONDINIUM ROAD, COLCHESTER, CO2

£1,300 PCM





We are delighted to offer to the rental market a well presented two/three-bedroom apartment, located close to the Town Centre and The Officers Club. This property comprises of two bedrooms one with an en suite, a Mezzanine that can be used as a third bedroom or Study, open plan living room/ kitchen with appliances, bathroom with full suite comprising of wc, wash hand basin and bath with over shower and separate cloakroom. Further benefitting from underfloor electric heating throughout and an allocated parking space for one vehicle. This property is offered unfurnished and is available 11th October. An early viewing is advised to appreciate the accommodation to offer. An extra £25 a month will be charged on top of the rent for pets.

ENTRANCE HALL

Communal entrance into

HALLWAY

Double storage cupboard, wood effect flooring.

CLOAKROOM

Low level wc, hand wash basin, wood effect flooring.



BEDROOM ONE

13' 6" x 9' 5" (4.11m x 2.87m) Double bedroom, window to the side, wood effect flooring, door to en suite.

BEDROOM TWO

13' 6" x 9' 4" (4.11m x 2.84m) Double bedroom, window to the side, wood effect flooring.

LIVING ROOM/ KITCHEN

19' 7" x 19' 1" (5.97m x 5.82m) Two windows to the side, laminate flooring with underfloor heating. Fitted kitchen, eye level and base units with over worktop, integrated oven/ hob, extractor fan, integrated fridge/ freezer, washer/dryer and Dishwasher, stairs to Mezzanine.

BATHROOM

Bath with over shower, low level wc, hand wash basin, electric heated towel rail, tiled throughout, laminate flooring.

PARKING

Allocated parking for one vehicle.

Rent: £1,300.00

Security deposit: £1,500.00

Holding deposit: £300.00

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		