



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

**Flat 1 The Old Post Office, Upper Street**  
Stratford St. Mary, Colchester, CO7 6LW

- Ground Floor Apartment
- Available Immediately
- Desired Village of Stratford St Mary
- NO Pets

**Rent £750 pcm**

EPC Rating '74'





## Property Description

### INTRODUCTION

Available immediately, this well maintained one bedroom ground floor apartment benefits from a fully fitted kitchen, open plan living accommodation and an abundance of character. We highly recommend a viewing.

### TERMS

- £750 pcm
- Deposit £938 (5 weeks rent)
- NO PETS
- Utility bills not included within the rent
- On road parking only
- Holding Deposit £173.00 (1 Weeks Rent)
- Babergh District Council BAND A

### SERVICES

heating is via a gas fired boiler to radiators throughout, ultrafast broadband available, 5G mobile coverage available, EPC - C, Babergh District Council Tax Band - A





## STRATFORD ST MARY

is situated mid-way between the major towns of Colchester and Ipswich with an excellent range of shopping and transport. Main line railway station in Colchester provides an extensive service to London Liverpool Street. The village has its own Farm Shop and restaurant, petrol station with village stores and post office, a good selection of public houses and restaurants. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside. Local facilities include primary and pre-school education, parish church and many groups and organisations. Catchment for East Bergholt High School, independent schools in Colchester and Ipswich.

## DIRECTIONS

from the A12 heading South take the Dedham junction and first right towards Stratford St Mary, passing Hall Farm Shop on the left-hand side just after the church, continue on under the A12. Head into the village where the property can be found on the right-hand side just after the Anchor Pub. Ample unallocated on-road parking.



## ENTRANCE HALL

6' 02" x 4' 01" (1.88m x 1.24m) Part Front Door Glazed, Meter Cupboard

## BEDROOM

13' 06" x 6' 06" (4.11m x 1.98m) Window to side with slated blind, radiator

## BATHROOM

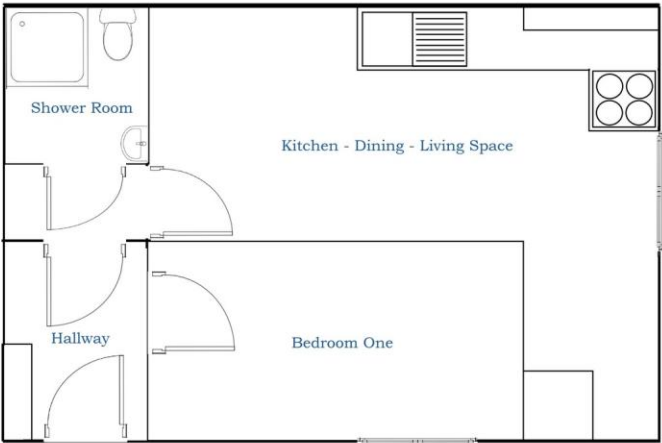
5' 02" x 4' 10" (1.57m x 1.47m) Shower cubicle, WC, Hand basin, Radiator

## KITCHEN/ DINING/ LIVING SPACE

22' 02" x 16' 06" (6.76m x 5.03m) Window to Front with Slated Blind, Radiator Built in Cupboards, Washing Machine, Oven, Hob, Extractor Fan, Fridge Freezer



Grier & Partners, - 2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Old Shop  
The Street  
East Bergholt  
Colchester

www.grierandpartners.co.uk  
enquiries@grierandpartners.co.uk  
01206 299222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 tenants are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.



The Property Ombudsman



naea | propertymark

PROTECTED