



16 Henry Laver Court, Colchester, CO3 3AF

£1,200 Per Month

- Two Bedroom Apartment
- Gas Central Heating
- Unfurnished
- Popular City Location
- Available August

Entrance/Hallway

With large corner storage cupboard. Airing Cupboard, doors to:

Lounge/Diner

10'10" x 22'0"

A light room with windows to the front and rear aspect.

Kitchen

8'2" x 10'0"

A modern kitchen with one and a half bowl sink and drainer inset into rolled edge worksurface with mixer tap over and cupboards and drawer under. Matching range of eye level wall mounted units. Four ring gas hob with extractor hood over, single electric oven under. Built in fridge/freezer and dishwasher. Plumbing for washing machine. Window to front aspect.

Bedroom One

12'2" x 10'0"

A double bedroom with built in wardrobe. Doors and windows to front aspect. Door to:

En-suite

4'3" x 10'0"

Shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail.

Bedroom Two

10'4" x 9'8"

A double bedroom with built in wardrobe. Window to rear aspect.

Bathroom

7'9" x 8'0"

White suite with panel bath and shower attachment over, low level WC and pedestal wash hand basin. Shower cubicle. Window to rear aspect

Outside

The property benefits from a garage.

Council Tax Band:

C

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1384.00

Council Tax Band: C

Availability: Mid August 2024

EPC Rating: C

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Viewings

Strictly by prior appointment with the Letting Agent.