



## Holly Lodge 2a High Street North, West Mersea, Colchester, CO5 8JU

£1,350 Per Month

- Exceptionally High Standard
- Kitchen, Bathroom and Cloakroom
- Two Allocated Parking Spaces
- Available End July 2024
- Two Double Bedroom
- Private Rear Garden
- Gas Central Heating
- Unfurnished

# Holly Lodge 2a High Street North, Colchester CO5 8JU

A fantastic property located on High Street North in the highly sought-after area of West Mersea, Colchester. This delightful end terrace house boasts one reception room, modern kitchen/dining room, two double bedrooms, and a modern bathroom, making it a perfect home for a small family or a couple looking to settle in a peaceful neighbourhood.

Finished to an exceptionally high standard, this house exudes elegance and style and been situated in the heart of Mersea, offers local amenities just a stone's throw away.

Don't miss out on the opportunity to make this house your home. Book a viewing today.



Council Tax Band: B



### Entrance Hallway

13'8" x 5'10"

A light entrance room with tiled floor. Stairs rising to the first floor landing with an oak bannister and under stairs cloakroom. Doors leading to:

### WC

5'6" x 2'7"

A modern cloakroom with tiled floor and low level WC with chrome effect flush plate. Wall mounted vanity unit with chrome effect mixer tap and stone splashback.

### Kitchen

12'10" x 7'5"

A modern kitchen suite with stainless steel single bowl sink and drainer with mixer tap over inset into stone worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Free standing double electric oven and hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Window to front aspect. Stone floor.

### Living Room

10'11" x 13'10"

A large and bright room with window to side aspect and French doors to rear garden. Stone floor.

### Landing

8'11" x 5'5"

With doors leading to:

### Bedroom One

10'11" x 13'11"

A double bedroom with two windows to the rear aspect and one window to the side aspect. Carpeted.

### Bedroom Two

12'11" x 7'2"

A double bedroom with window to front aspect. Carpeted.

### Bathroom

7'9" x 6'3"

A luxury suite with white panel bath and shower attachment over and glass shower screen. Low level WC and wall mounted vanity unit with chrome effect mixer tap and stone splashback. heated towel rail and window to front aspect.

### Outside

To the front of the property is two allocated parking spaces and a communal bin store. Pedestrian access to the rear garden via side gate. The rear garden is laid to patio and all enclosed by panel fence.

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1,557.00

Council Tax Band: B

Availability: 27th July 2024

EPC Rating: B - 81

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)

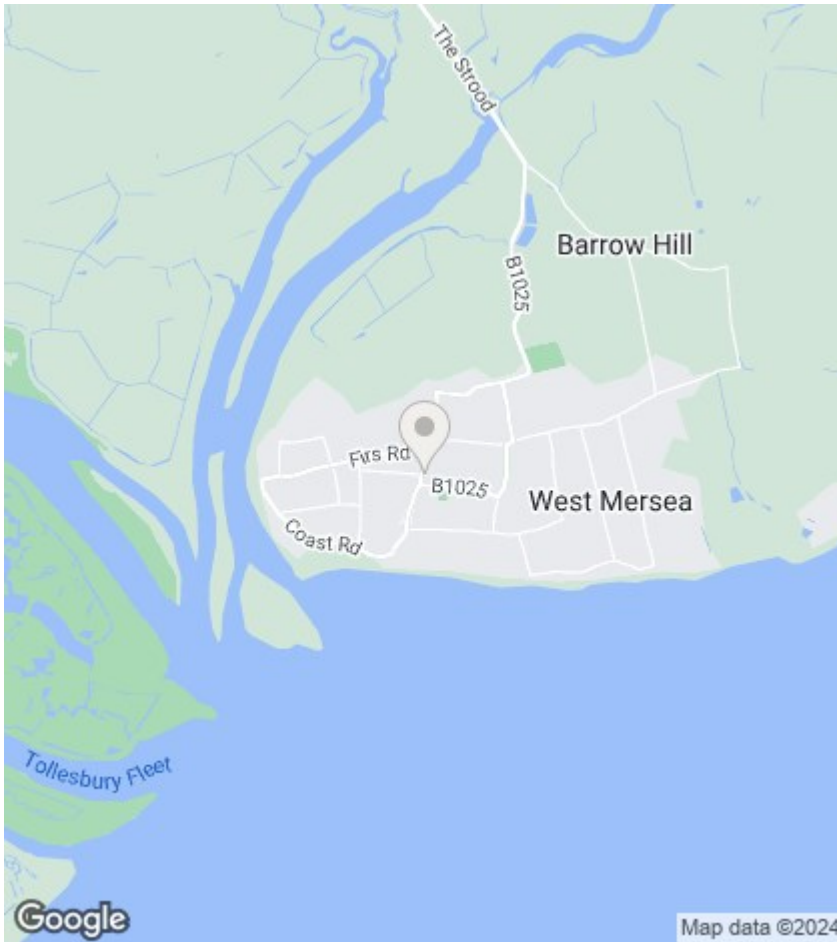
Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

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.



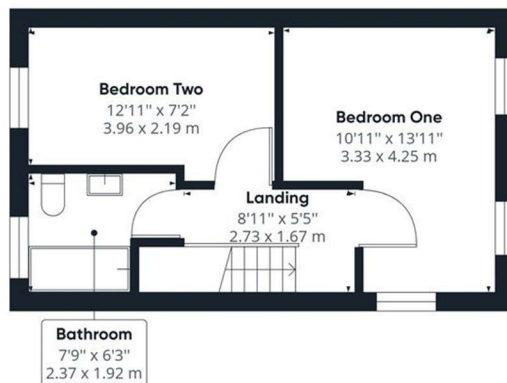
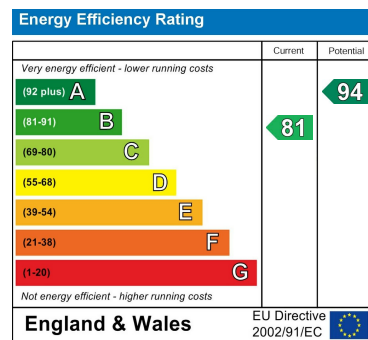
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

## Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

## EPC Rating:

B



Approximate total area<sup>(1)</sup>  
637.94 ft<sup>2</sup>  
59.27 m<sup>2</sup>

Reduced headroom  
10.61 ft<sup>2</sup>  
0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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