



66 St James Place, De Grey Road, Colchester, Essex, CO4 5TZ

£850 PCM

- Two Double Bedrooms
- Modern Kitchen
- Allocated Parking Space
- Unfurnished
- Recently Redecorated
- Kitchen Appliances
- Available end July 2024

ACCESS

Entrance to the building is via a secure entrance door with lift or stairs to the third floor.

ENTRANCE HALL

With doors leading to all rooms. Two storage cupboards, one housing the hot water tank.

LOUNGE/KITCHEN

25'7" x 10'1"

A light room with Juliet balcony to the front of the property overlooking the car park. The kitchen area comprises of stainless steel sink and drainer with mixer tap over inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob with extractor hood over. Integrated electric oven. Built in dishwasher, washing machine and fridge freezer.

BEDROOM ONE

12'10" x 9'1"

A double bedroom with Juliet balcony to front aspect.

BEDROOM TWO

15'1" x 9'1"

A double bedroom with window to front aspect.

BATHROOM

A white suite comprising panel bath with shower attachment over, low level WC and pedestal wash hand basin.

OUTSIDE

One allocated parking space.

TENANCY INFORMATION

The rent is exclusive of electricity and council tax. Water is charged at £40.00 pcm to be added to the monthly rental payment

Minimum term: 12 months

Deposit: £980.00

Availability: 25th July 2024

EPC Rating: 74 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

Council Tax Band:

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		72	
(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	

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.