



17a Westwood Drive, West Mersea, Colchester, CO5 8PH

£1,000 Per Month

- Two Bedroom Ground Floor Apartment
- Modern and Well Presented
- Allocated Parking Space
- Popular Seaside Location
- Communal Garden
- Available Now

Entrance Hall

With large walk in storage cupboard.

Living/Kitchen

Good sized open-plan living space with French doors opening into the communal garden. Window to side and rear aspect. The kitchen area comprises of single bowl stainless steel sink and drainer with mixer tap over, inset into rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob with extractor hood over and single electric oven under. Space for fridge/freezer. Plumbing for washing machine.

Bedroom One

A double bedroom with windows to front and side aspect. Built in Wardrobe. Door to:

En-Suite Shower Room

Comprising of double shower cubicle with electric shower. Low level WC and pedestal wash hand basin.

Bedroom Two

A double bedroom with window to rear.

Family Bathroom

Panel bath with mixer tap over. Low level WC and pedestal wash hand basin.

Outside

Outside the property benefits from a communal lawned garden and allocated parking space for one vehicle.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 6 months

Deposit: £1153.00

Council Tax Band: B

Availability: NOW

EPC Rating: C 71

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			
(69-80) C		71	71
(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.