



17 Chapman Place, Colchester, Essex, CO4 5ZJ

£795 PCM

- One Bedroom Ground Floor Apartment
- Open Plan Living
- Available August 2024
- Popular Myland Location
- Allocated Parking
- Unfurnished

ENTRANCE HALL

A well lit hall with large storage cupboard housing the hot water tank. Doors leading to:

LOUNGE/DINER

13'5" x 10'9"

A good sized room with windows to the front aspect. Opening into:

KITCHEN

7'2" x 6'7"

A modern fitted kitchen with four ring electric hob with stainless steel extractor hood over. Single electric oven. Single bowl sink and drainer with mixer tap inset into worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Washing machine. Fridge Freezer. Window to front aspect.

BEDROOM

10'0" x 9'4"

A double bedroom with window to rear aspect. Built in wardrobe.

BATHROOM

Panel bath with shower attachment over. Low level WC and pedestal wash hand basin.

OUTSIDE

An allocated parking space is located to the side of the property.

TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £917.00

Availability: 17th August 2024

EPC Rating: 72 - C

No Pets

Non Smokers

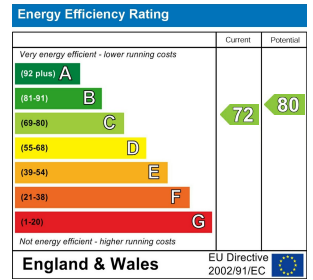
MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

B

EPC Rating:

C



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.