



## Room Two, 105 London Road, Lexden, Colchester, Essex, CO3 9AW

£650 PCM

- Room Share
- Fully Refurbished Throughout
- All Bills Included
- Part Furnished.
- Good Size Double Bedroom
- Private Shower Room
- Available October 2024

## ACCESS

Entry to the property is via a private external staircase opening to:

## ENTRANCE HALL

With door opening to the communal lounge/kitchen and dining room. Further doors opening into each bedroom:

## LOUNGE/DINER/KITCHEN

24'7" x 20'7"

A fantastic room with brand new fitted kitchen comprising a stainless steel one and half bowl sink and drainers inset into a square edge worksurface with mixer tap over. A range of cupboards and drawers under with matching wall mounted units. Two, four ring electric hobs with stylish extractor hoods over. Two electric ovens. Washing machine, tumble dryer and fridge freezer. Window to side aspect, with further two windows opening to the front aspect. The lounge/dining room opens into a good, light shared space.

## BEDROOM

12'2" x 9'5"

A double bedroom with double glazed UPVC window to side aspect. The room is fitted with TV aerial point and radiator.

## PRIVATE SHOWER ROOM

A modern ensuite comprising of double shower cubicle with power shower, low level WC and pedestal wash hand basin. Heated towel rail and fully tiled walls.

## TENANCY INFORMATION

The rent is inclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £750

Availability: 21/10/24

EPC Rating: not required

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:

Exempt  
EPC Rating:

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

## 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.

## AGENTS NOTE

A secure parking space is available at the rear of the property behind remote controlled gates. A additional charge applies for the use of this space.