



## 136 Enville Way, Highwoods, Colchester, CO4 9UQ

£750 Per Month

- One Bedroom Maisonette
- Easy A12 Access
- Allocated Parking Space
- DEPOSIT FREE OPTION AVAILABLE
- Close to Local Amenities
- Spacious Living Room and Kitchen
- Available Now

### Entrance

Front door leads to entrance area. Door leads to:

### Living Room

A spacious living room with window to front aspect. Door leading to:

### Hallway

With a cupboard housing the water tank and a second storage cupboard. Doors leading to:

### Bathroom

Comprising of white suite of panelled bath, low level w/c and pedestal hand wash basin.

### Kitchen

Comprising of eye level and under counter storage, electric oven and over head extractor hood, plumbing for washing machine and space for fridge/freezer. Window to rear aspect.

### Bedroom

A double bedroom with window to rear aspect.

### Outside

With an allocated parking space.

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £865.00

Council Tax Band: A

Availability: NOW

EPC Rating: C

No Pets

Non Smokers

\* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

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:

A

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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.

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### Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - [www.matthewjamespc.co.uk](http://www.matthewjamespc.co.uk). Select the property in question and click "Register Interest"