



## 2 Stoke Road, Nayland, Colchester, CO6 4JD

£925 PCM

- Very Popular Location
- Two Bedrooms
- Available NOW
- Period Cottage
- Cosy Living/Kitchen Space
- Unfurnished

### ACCESS

Entrance to the property is via a part glazed door to the front aspect opening to:

### LOUNGE/KITCHEN

17'9" x 14'4"

A good size open plan living space with two windows to side and front aspect. Stairs rising to the first floor landing. The Kitchen area comprises of work surface with an one and half bowl sink and drainer inset with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob inset to work surface with extractor hood over. Single electric oven under. Space for fridge freezer. Plumbing for washing machine. Door to side aspect.

### LANDING

With doors leading to the:

### BEDROOM ONE

15'2" x 11'10"

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

### BEDROOM TWO

8'1" x 6'3"

A single bedroom with window to side aspect.

### BATHROOM

Comprising panel bath with shower over. Low level WC and pedestal wash hand basin. Window to side aspect.

### Outside

Please note this property does not have any outside garden space. Parking is on street.

### TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1067.00

Availability: NOW

EPC Rating: E 41

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:

C

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.

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 "Make an Offer"