



Flat 4, 82 Maldon Road, Colchester

£725 pcm

Welcome to this well-presented first floor studio flat, ideally situated in a prime location just a short distance from Colchester Town. The kitchen is fitted with contemporary units. The separate bathroom is finished to a good standard. The flat is located within easy reach of Colchester's transport links including Colchester Town railway station and local bus routes. The flat is offered unfurnished, and is available for immediate occupation. With its combination of a prime location, practical layout, and included water rates, this studio flat is perfectly suited to those seeking a low-maintenance home in the heart of Colchester. Contact us today to arrange your viewing and secure this property.

Living/Bedroom

13' 0" x 10' 11" (3.95m x 3.33m)

Spacious room with two windows to side aspect. Electric heater and door to:

Kitchen

4' 9" x 11' 1" (1.46m x 3.38m)

Fitted with a range of units including a stainless steel sink and drainer, free standing electric hob and oven. Wall and base units. Window to rear.

Bathroom

5' 5" x 6' 2" (1.64m x 1.88m)

A white suite comprising panel bath with shower attachment over, low level WC and pedestal wash hand basin.

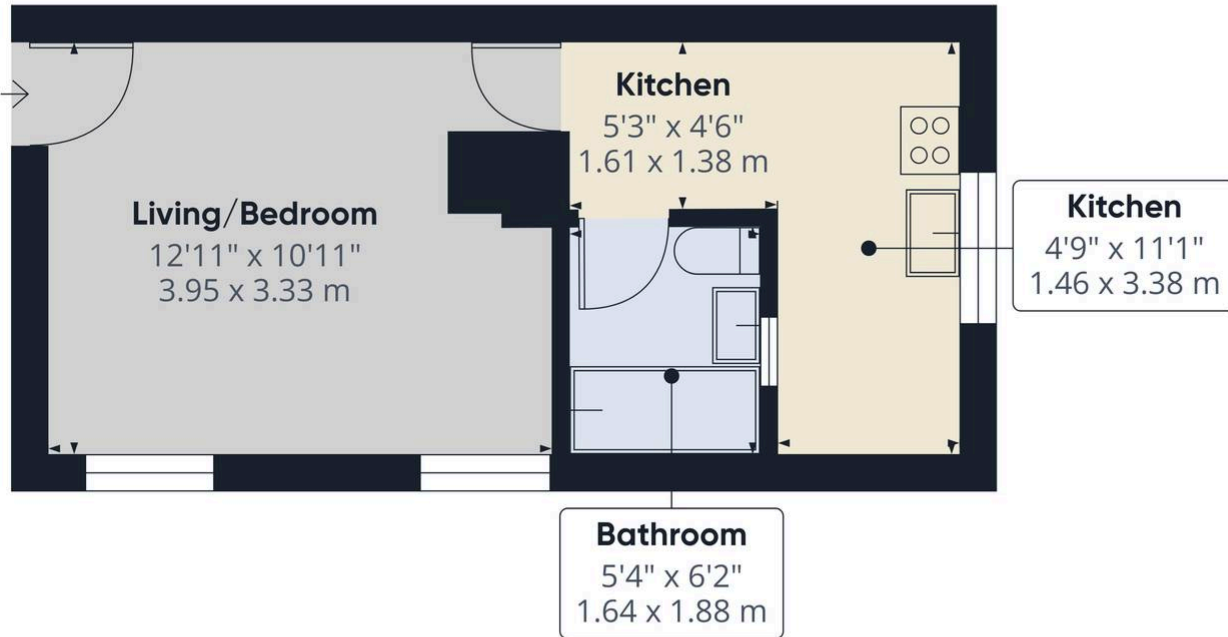
Tenancy Information

The rent is exclusive of gas, electricity and council tax (water is included). *Deposit: £ Council Tax Band: A. Availability: Now EPC Rating: No Pets, Non Smokers

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. Select the property in question and click "Make an Offer"





Approximate total area⁽¹⁾
250 ft²
23.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.