



CLAREMONT HEIGHTS, COLCHESTER, CO1

£900 PCM





We are delighted to offer to the rental market this one-bedroom ground floor flat. Situated close to the North Train Station and local amenities. The property comprises of one bedroom, family bathroom, kitchen and lounge. Further benefitting from having allocated permit parking for one vehicle. This property is offered unfurnished and is available to move into now. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Secured entrance into.

HALLWAY

Storage cupboard, electric storage heater.

LOUNGE/DINER

18' 2" x 9' 7" (5.54m x 2.92m) Patio door to the front, window to the side, laminate flooring, storage electric heater.





KITCHEN

8' 3" x 5' 7" (2.51m x 1.7m) Window to the front, eye level and base units with over worktop, integrated oven/ hob, washing machine, undercounter fridge/ freezer, inset stainless steel sink, extractor fan, laminate flooring.

BEDROOM

11' 8" x 8' 6" (3.56m x 2.59m) Window to the front, electric storage heater, built in wardrobe, laminate flooring.

BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m) Bath with over electric shower, low level wc, hand wash basin, electric storage heater, laminate flooring.

GARDEN

Communal garden.

PARKING

Permit parking for one Vehicle.

Rent: £900.00

Holding Deposit: £207.69

Security Deposit: £1,038.46



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements