

19 Trinity Square, Colchester

£950 pcm

Welcome to this stylish one bedroom apartment, perfectly positioned in the heart of the city centre.

This well-presented flat offers a spacious open plan living and dining area, seamlessly connected to a modern fitted kitchen, ideal for both relaxing and entertaining. The double bedroom provides a comfortable retreat, complemented by a contemporary bathroom with quality fixtures and fittings. With its private terrace area, this apartment offers an exclusive spot to unwind in the privacy of your own home.

Entrance/Hallway

With large storage cupboard with plumbing for washing machine and gas and electric meters. Additional storage cupboard. Doors to:

Living Area

14' 6" x 12' 3" (4.43m x 3.74m)

A large bright room with bay window to side aspect overlooking Lion Walk and window to front aspect overlooking the Holy Trinity Church. Opening to:

Kitchen

8' 1" x 6' 7" (2.47m x 2.01m)

Comprising stainless steel sink and drainer with hot and cold taps

inset to worksurface with cupboards and drawers under.

Matching range of eye level wall mounted units. Free standing electric hob and oven. Space for fridge and freezer. Window to rear overlooking the private terrace area.

Bedroom

11' 1" x 11' 1" (3.37m x 3.37m)

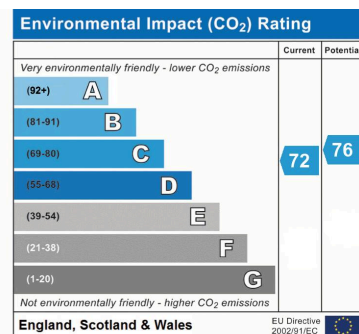
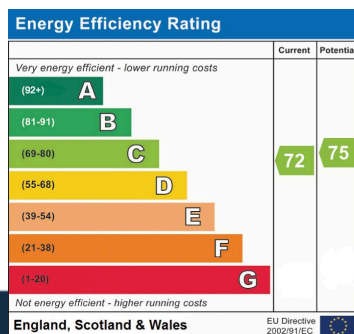
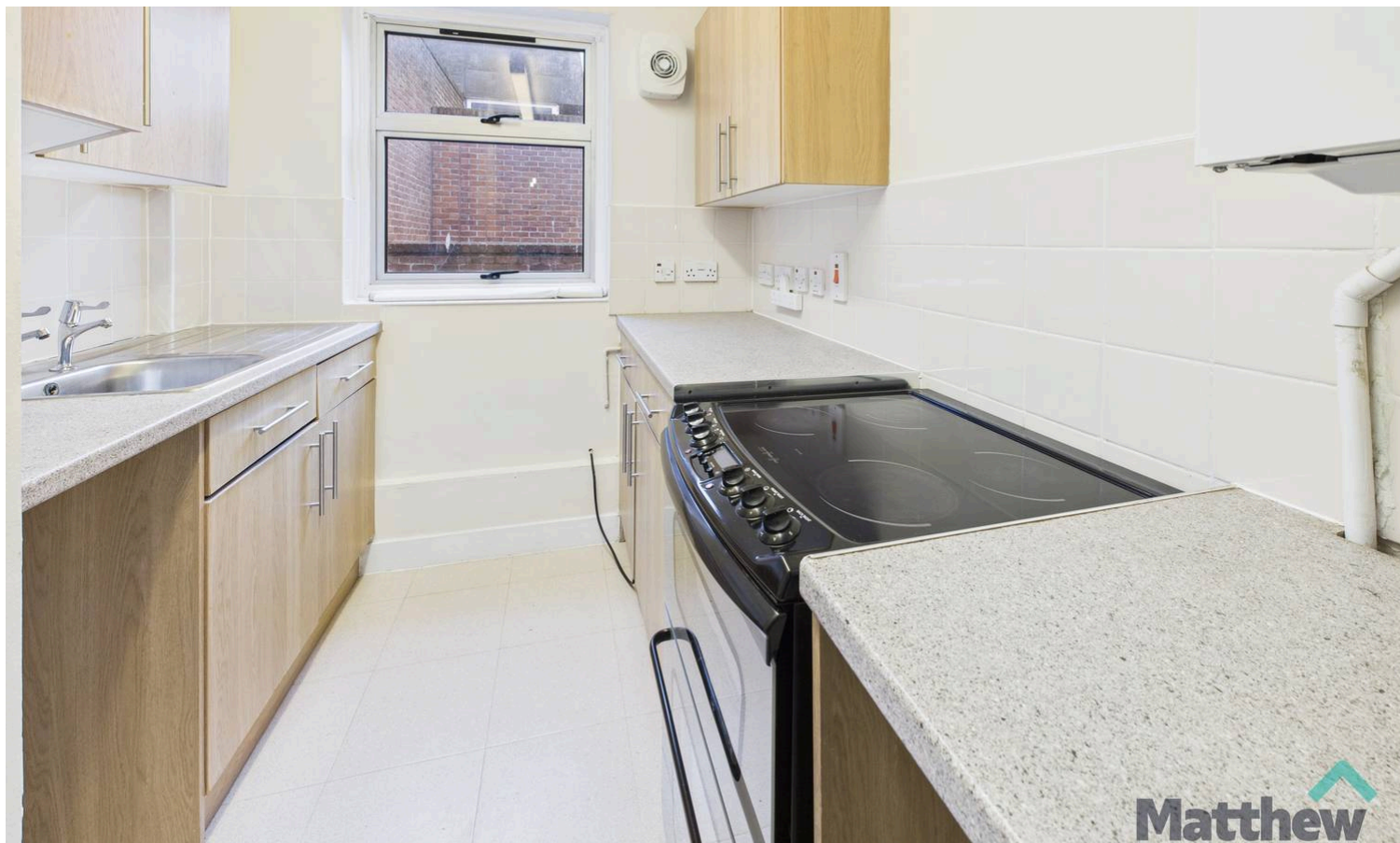
A double bedroom with window to front aspect.

Bathroom

5' 7" x 5' 8" (1.69m x 1.72m)

Modern suite with panel bath and shower attachment over. Low level WC and hand wash bowl with storage under.

Outside



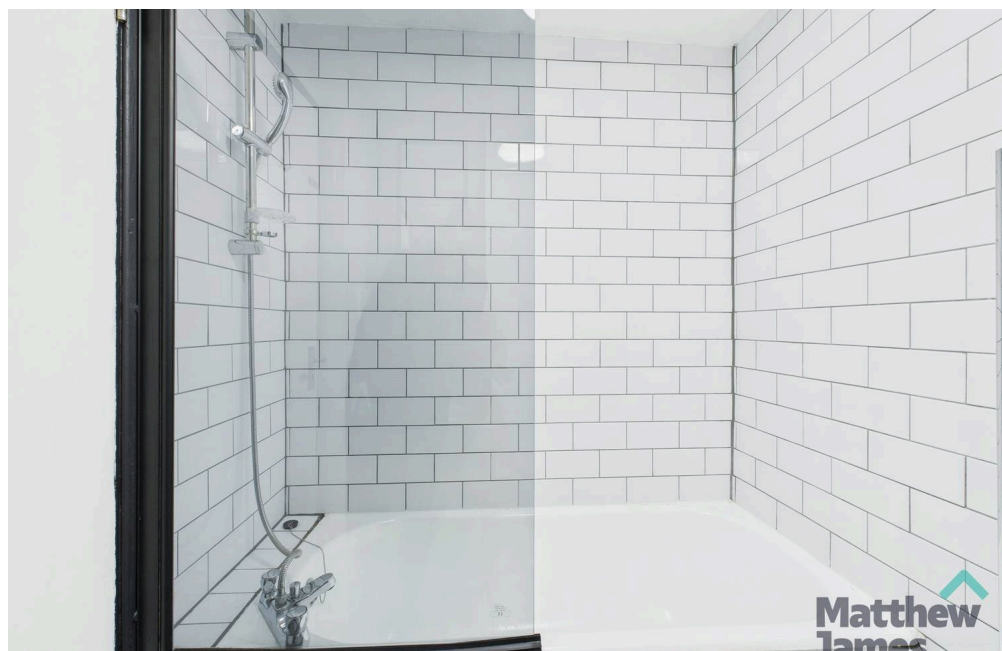
The property has its own private terrace area accessed from the communal hallway. Please note the property has no allocated parking.

Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1096.15 Council Tax Band: B Availability: Late June, early July EPC Rating: C

Viewings

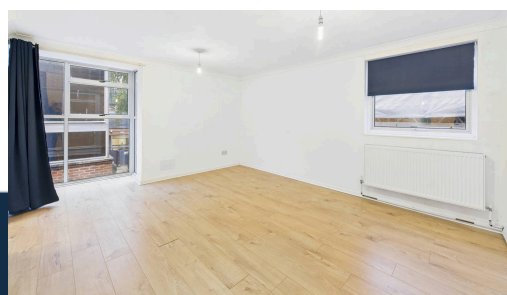
Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"

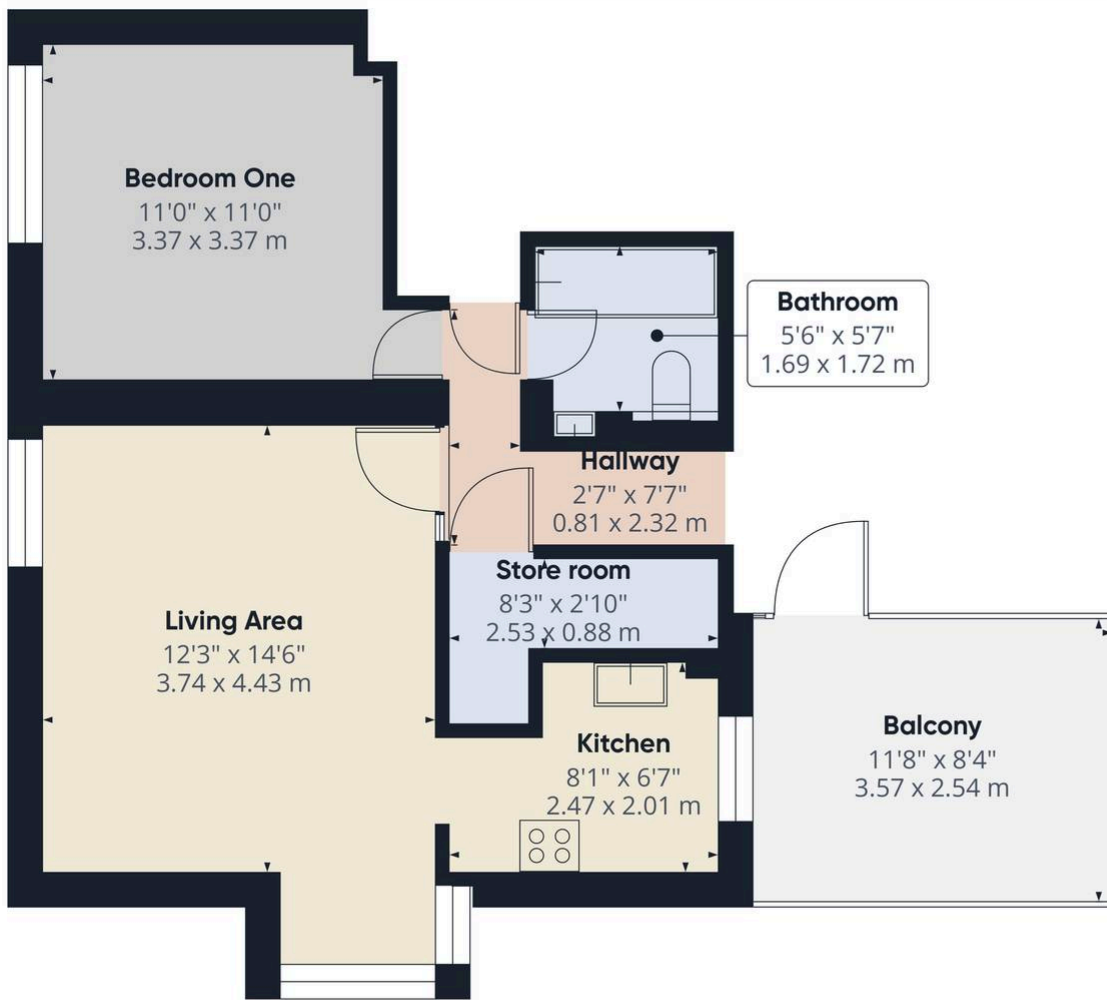


Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate total area⁽¹⁾

441 ft²
41 m²

Balconies and terraces

97 ft²
9 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.