



ST JAMES PLACE, DE GREY ROAD, COLCHESTER, CO4

£950 PCM





Ezelet are delighted to offer to the rental market a first floor two bedroom apartment located close to Colchester hospital with easy access to the A12. Internally this property has a spacious open plan living room/ kitchen, kitchen with integrated appliances (the Landlord will not maintain or replace the washing machine, fridge freezer or dishwasher should they go wrong), two double bedrooms, main bedroom with an en-suite shower room and bathroom. The property has one allocated parking space and is available 21st September. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE

Secure entrance into communal hallway with lift and stairs access to first floor.

HALLWAY

Double storage cupboard. Electric heater. Fitted carpet.

LIVING ROOM

28' 5" x 9' 3" (8.66m x 2.82m) UPVC double glazed windows to front and side aspects, fitted carpet, electric heater.



KITCHEN

Eye level and based units with over worktops, inset stainless steel sink, integrated oven/ hob, free standing Fridge/Freezer, integrated washer/dryer, integrated dishwasher (the Landlord will not maintain or replace the fridge/freezer, washing machine or dishwasher should they go wrong), wood flooring.

BEDROOM 1

15' 0" x 10' 2" (4.57m x 3.1m) UPVC double glazed window to front aspect, built in double wardrobe, fitted carpet, electric heater, door into en-suite.



EN-SUITE SHOWER ROOM

Corner shower unit with sliding doors. Wall mounted hand wash basin. Low level WC. Heated chrome towel rail. Vinyl flooring.

BEDROOM 2

16' 3" x 8' 8" (4.95m x 2.64m) UPVC double glazed window to front aspect. Built in double wardrobe. Electric heater. Fitted carpet.



BATHROOM

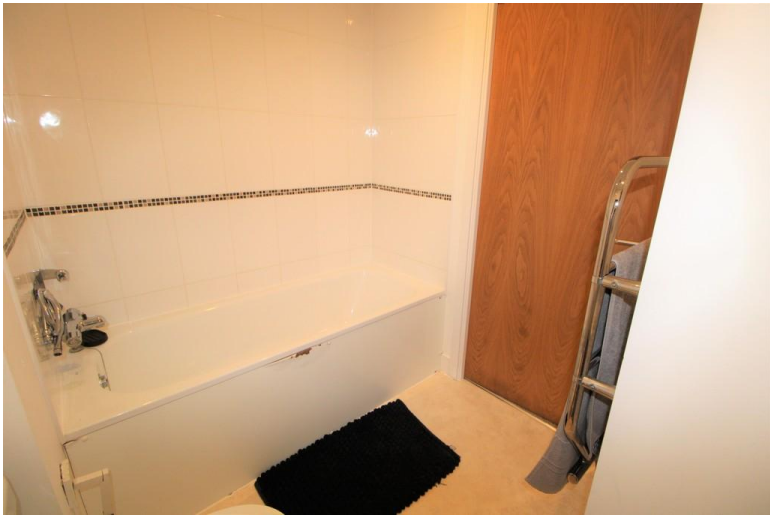
Bath with shower attachment over, hand wash basin, low level wc, heated towel rail, vinyl flooring.

Rent: £950.00

Holding Deposit: £219.23

Security Deposit: £1,096.15





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