



NP NICHOLAS
PERCIVAL

To Let.

60a London Road, Stanway, Colchester CO3 4DF



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To Let £1200 pcm | Holding Deposit £276 | Deposit £1380

EPC E52 | Colchester Council Tax Band A

A newly renovated two-bedroom maisonette, ideally situated in the popular area of London Road, Stanway, offering a private courtyard garden, useful outside storage and allocated parking

The property is accessed via a private door from the courtyard, with stairs leading to the first floor. A practical hallway provides access to all rooms.

The bright and airy kitchen has been finished in a modern style and features a range of contemporary wall and base units, with space for a washing machine and fridge/freezer.

A useful larder cupboard provides additional storage and houses the water tank.

The adjoining living room has been newly decorated throughout, creating a fresh and welcoming space, and benefits from neutral carpeting and curtains.

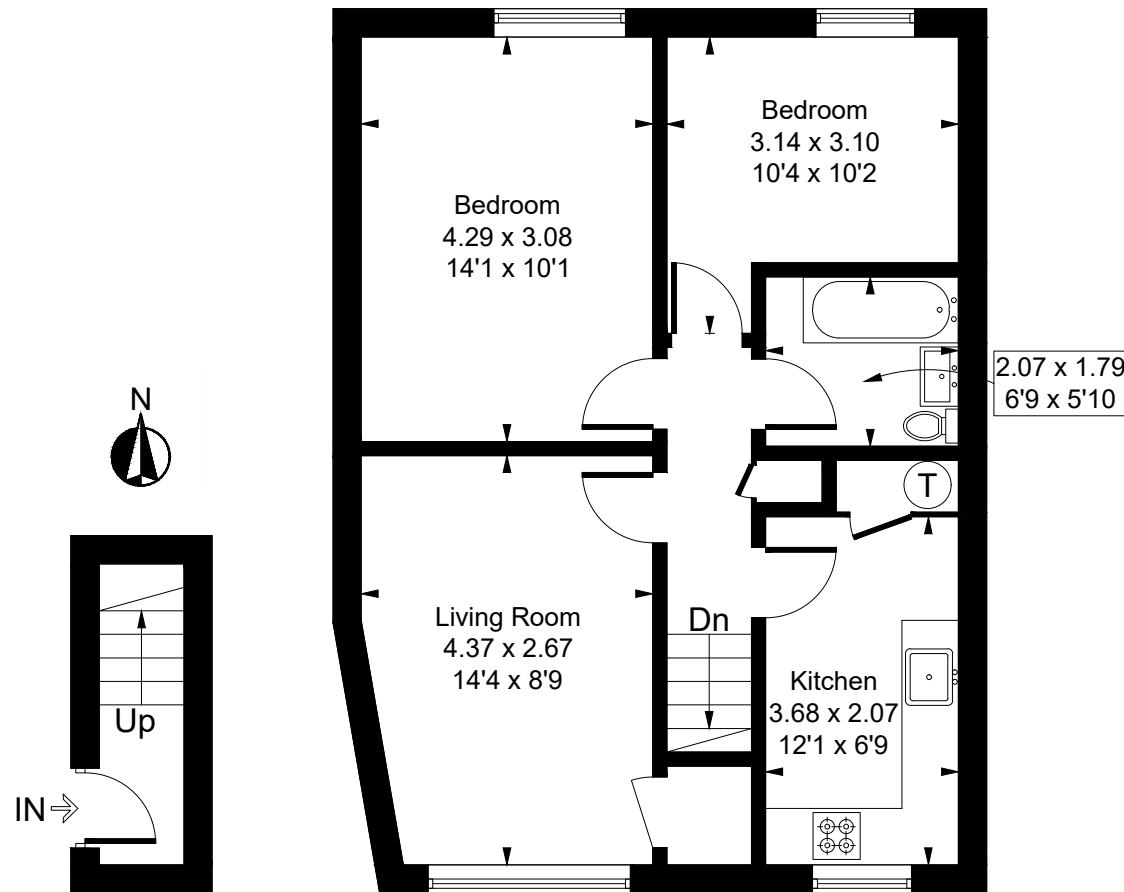
To the front of the property are two well-proportioned bedrooms, comprising an excellent-sized double bedroom and a spacious single bedroom. The accommodation is completed by a modern bathroom.

Externally, the property benefits from one allocated parking space, a private courtyard garden and a substantial block-built storage shed, providing excellent additional storage.

This well-presented maisonette offers modern accommodation in a popular and convenient location, making it an appealing home for a variety of tenants.



Approximate Gross Internal Area = 627 sq ft / 58.3 sq m



Ground Floor

First Floor



Situation

London Road, Stanway offers a well-connected and convenient setting on the western side of Colchester. Residents benefit from a wide range of shops, supermarkets, restaurants and leisure facilities nearby, while excellent road links provide easy access to the A12 and surrounding towns and cities. Marks Tey railway station is also within easy reach, offering direct services towards London Liverpool Street. With local schools, green spaces and everyday amenities close by, the area is well suited to many.

Location.

60a London Road, Stanway, Colchester, Essex

Sat-Nav Ref: **CO3 4DF**

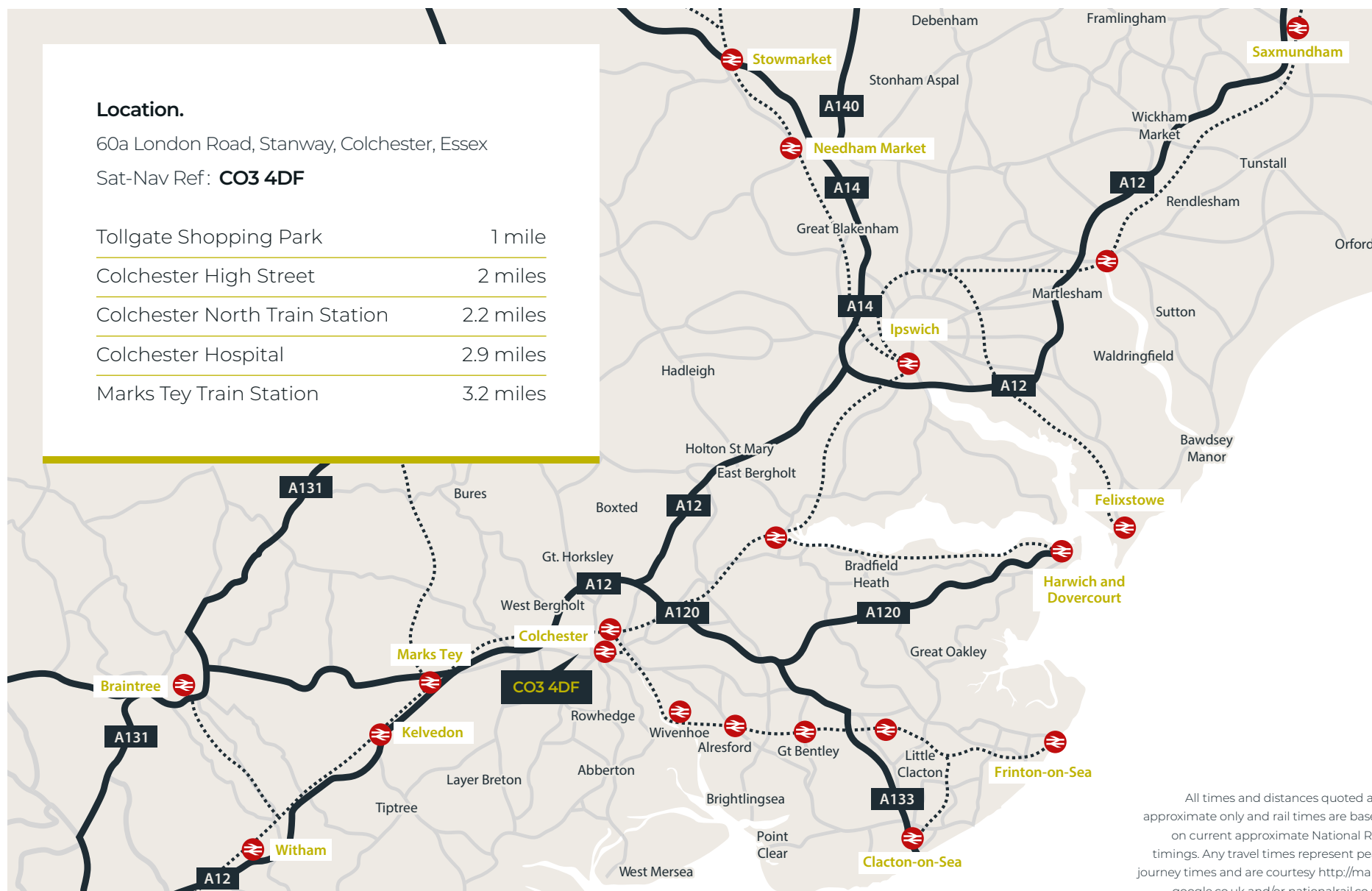
Tollgate Shopping Park 1 mile

Colchester High Street 2 miles

Colchester North Train Station 2.2 miles

Colchester Hospital 2.9 miles

Marks Tey Train Station 3.2 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, photos were taken in 2023 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.