



CLEARWATER, COLCHESTER, ESSEX, CO2

£850 PCM

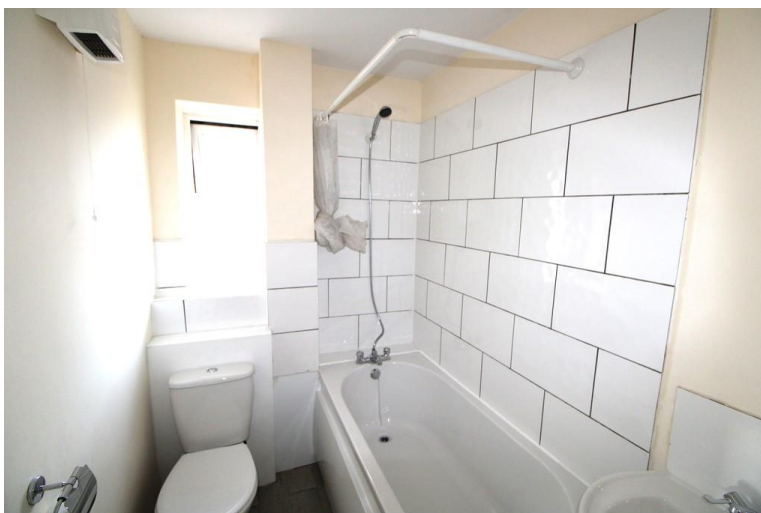




We are delighted to offer to the rental market this first floor one bedroom flat, located close to local amenities and bus routes, this property comprises of a spacious lounge, kitchen, bathroom and one double bedroom. Further benefitting from having electric heating throughout and on road parking on a first come first serve basis. This property is offered unfurnished and is available now to move into on 23rd July. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

Secure entrance door to stairs



LOUNGE

12' 7" x 12' 6" (3.84m x 3.81m) UPVC double glazed window to the front x 2, electric heater, wood effect flooring

KITCHEN

13' 3" x 6' 1" (4.04m x 1.85m) UPVC double glazed window to the rear, eye level and base units with over worktop, extractor fan, inset stainless steel sink, washing machine, space for Fridge/ freezer, integrated oven/ hob, wood effect flooring.

BEDROOM

13' 3" x 8' 5" (4.04m x 2.57m) PVC double glazed window to the rear, electric heater, wood effect flooring.

BATHROOM

Bath with over shower, low level wc, hand wash basin, electric wall heater, wood effect flooring.

PARKING

On road parking on a first come first serve basis.

Rent: £850.00

Holding Deposit: £196.15

Security Deposit: £980.76

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
	G		