



CLAREMONT HEIGHTS, COLCHESTER, CO1

£995 PCM





A spacious two bedroom second floor flat ideally located next to North Station, perfect for commuters. This property comprises of two good sized bedrooms, a large lounge/diner with Juliet balcony, family bathroom with full suite and a kitchen with appliances. Further benefitting from having allocated permit parking for one vehicle and being within walking distance to the City Centre. The property is offered unfurnished and is available on the 9th May. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

Laminate flooring, storage cupboard and electric heater.

BEDROOM TWO

7' 04" x 10' 36" (2.24m x 3.96m) narrowing to 9' 40"
Laminate flooring, window to side, electric heater and built in wardrobe.

BEDROOM ONE

8' 79" x 13' 81" (4.44m x 6.02m) narrowing to 11' 83"
Laminate flooring, sliding doors to Juliet balcony, electric heater and built in wardrobe.





BATHROOM

6' 41" x 4' 49" (2.87m x 2.46m) Vinyl flooring, heated towel rail and full suite comprising of a bath with shower over, pedestal wash hand basin and WC.

LOUNGE/DINER

9' 70" x 18' 39" (4.52m x 6.48m) Laminate flooring, electric storage heater, sliding doors to Juliet balcony and door to kitchen.

KITCHEN

5' 64" x 8' 44" (3.15m x 3.56m) Laminate flooring, window to side, matching eye and base level units, free standing cooker with extractor fan above, freestanding washing machine, freestanding under counter fridge freezer and stainless steel sink with drainer.

Rent: £995.00

Holding Deposit: £229.61

Security Deposit: £1,148.07



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		