



10 Hophouse Colchester Road, West Bergholt, Colchester, CO6 3NW

£1,250 Per Month

- Two Bedroom Luxury Apartment
- Modern Kitchen, Bathroom and En-Suite
- Available Beginning Feb 2026
- Popular Rural Location
- Allocated Parking Space
- Unfurnished

Entrance Hall

Large storage cupboard and doors leading to:

Living Room

12'11" x 17'5"

A good sized room with window to side aspect. Door to:

Kitchen

10'11" x 7'9"

A luxury fitted kitchen with a range of units comprising of one and a half bowl sink and drainer inset into worksurface with mixer tap over and a range of cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob with single electric oven under and extractor hood over. Integrated fridge/freezer and washing machine.

Bedroom One

12'0" x 15'1"

A double bedroom with window to front and side aspect.

Door to:

En-Suite

Shower cubicle with shower over, WC and pedestal wash hand basin.

Bedroom Two

8'8" x 13'0"

A double bedroom with window to side aspect.

Bathroom

Panel bath with shower over. WC and wash hand basin.

Outside

To the front of the property is one allocated parking space and visitor bays.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £1,442.00

Council Tax Band: C

Availability: Beginning Feb 2026

EPC Rating: C

No Pets

Non Smokers

* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

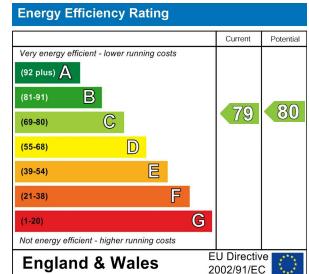
MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

C

EPC Rating:

C



Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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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"

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 any representation or warranty in respect of the property.