



99A St. Johns Road, Colchester, CO4 0JF

£1,150 Per Month

- Two Bedroom First Floor Maisonette
- Garage and off Street Parking
- Gas Central Heating
- Private Rear Graden
- Good Sized Living Room

Entrance

Door leading to rear garden. Stairs leading to first floor

Landing

Access to airing cupboard. Doors leading to

Living/Dining Room

20'4" x 7'10"

A spacious room with windows to front aspect.

Kitchen

6'11" x 8'11"

With over head and under counter storage, four ring hob and extractor hood. Space for fridge/freezer and plumbing for washing machine. window to side aspect

Shower Room

6'5" x 5'5"

Comprising of shower cubicle, pedestal hand wash basin and low level w/c. Window to side aspect

Bedroom One

10'3" x 7'10"

A double bedroom with multiple integrated wardrobes. Window to rear.

Bedroom Two

9'3" x 8'10"

A double bedroom with integrated wardrobe. Window to rear

Outside

To the front of the property, there is a detached garage with an off road parking space in front. To the rear of the property is a large private garden with side access.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £1326.00

Council Tax Band: B

Availability: Mid December 2025

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:

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

MJPC is a member of propertymark which is a client money protection scheme, and 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.

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"