



ST JAMES PLACE, COLCHESTER, ESSEX, CO4

£825 PCM





Ezelet are delighted to offer to the rental market a well presented one-bedroom top floor flat, located close to the A12, Colchester Hospital and Football Stadium, this property comprises of an open plan lounge/ kitchen with integrated appliances, a double bedroom and bathroom. You will pay an extra £20.00 on top of the rent each month for water usage. Externally this property has permit parking for one vehicle and this property is available to move into, mid-August. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

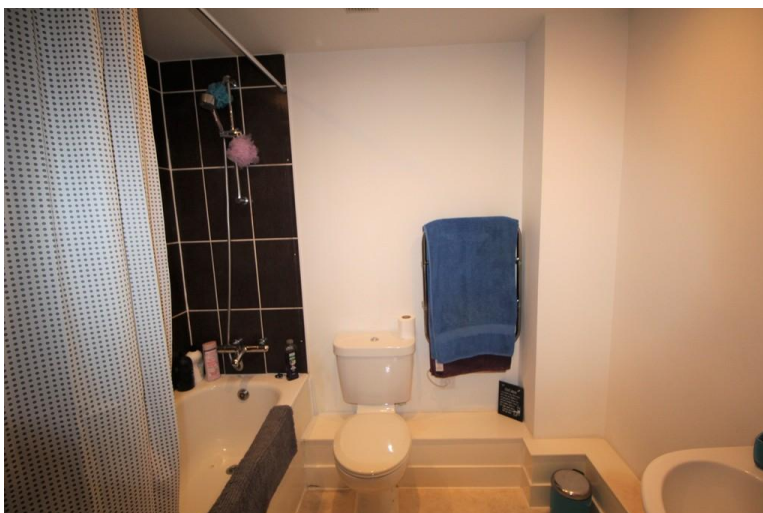
Communal entrance with phone system.

HALLWAY

Built in cupboard, 1 x radiator, fitted carpet.

LIVING ROOM

22' 8" x 10' 1" (6.91m x 3.07m) UPVC double glazed windows to the front and side, 1 x electric heater, fitted carpet.



KITCHEN

Eye level and base units, integrated oven/ hob, extractor fan, integrated fridge/freezer, washing machine, inset stainless steel sink, integrated dishwasher, wood effect flooring. The Landlord will not maintain or replace the washing machine, dishwasher or fridge freezer should they go wrong.

BEDROOM

9' 10" x 10' 3" (3m x 3.12m) UPVC double glazed window to the front, 1 x radiator, fitted carpet.

BATHROOM

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

PARKING

Permit parking for one vehicle in sheltered car park.

Rent: £825.00

Holding Deposit: £190.38

Security Deposit: £951.92

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements