



STABLE CLOSE, COLCHESTER, ESSEX, CO3

£1,050 PCM





We are delighted to offer to the rental market this two bedroom ground floor flat located in the popular area of Stanway. This property comprises of a lounge, one double bedroom, one single bedroom, bathroom and kitchen. Further benefitting from having a communal garden, allocated parking for one vehicle and being available from the 14th September. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

Secured entrance door into.

LIVING ROOM

11' 2" x 11' 1" (3.4m x 3.38m) UPVC double glazed window to the front, wooden flooring, 1 x radiator.

KITCHEN

9' 8" x 6' 2" (2.95m x 1.88m) UPVC double glazed window to the front, eye level and base units with over worktop, integrated oven/ hob, extractor fan, inset stainless steel sink, space for washing machine and fridge/ freezer.

BEDROOM ONE

10' 9" x 8' 8" (3.28m x 2.64m) UPVC double glazed





window to the rear, fitted carpet, 1 x radiator.

BEDROOM TWO

8' 8" x 6' 4" (2.64m x 1.93m) UPVC double glazed window to the rear, fitted carpet, 1 x radiator.

BATHROOM

Bath with over shower, low level wc, hand wash basin, towel rail, tiled throughout, vinyl flooring.

PARKING

Parking for two vehicles.

GARDEN

Communal gardens.

Council Tax - B

Rent: £1,050.00

Holding Deposit: £242.30

Security Deposit: £1,211.53



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	74 c
55-68	D		
39-54	E		
21-38	F		

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