

**54 Lucas Road, Colchester,  
CO2 7ER  
Monthly Rental Of £850.00**



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB  
Phone: 01206 302288  
email: [lettings@townandcountryresidential.co.uk](mailto:lettings@townandcountryresidential.co.uk)  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- WALKING DISTANCE TO TRAIN STATION
- CLOSE TO CITY CENTRE
- GROUND FLOOR FLAT
- RECENTLY DECORATED
- DOUBLE BEDROOM
- SPACIOUS LOUNGE
- FITTED KITCHEN
- ALLOCATED PARKING SPACE
- DEPOSIT REQUIRED
- AVAILABLE IMMEDIATELY

**\*\* CLOSE TO CITY CENTRE \*\***

This recently decorated, ground floor flat, is ideally located close to the train station and City Centre. The accommodation comprises of a spacious lounge, fitted kitchen, large double bedroom and bathroom. The flat has its own private access and allocated parking

**\*\* AVAILABLE IMMEDIATELY \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

No pets

Non-smokers only

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The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Front door, laminate flooring, centre light, airing cupboard

#### **LOUNGE**

14' 2" x 10' 0" (4.31m x 3.05m)

Window to front, carpet, centre light, electric heater

#### **KITCHEN**

10' 10" x 5' 9" (3.30m x 1.75m)

Window to front, laminate flooring, centre light, range of wall and base units with contrasting worktop, stainless steel sink/drain, electric hob with extractor over, oven, space for washing machine & fridge/freezer

#### **BEDROOM**

11' 6" x 9' 4" (3.50m x 2.84m)

Window to rear, carpet, centre light, electric heater

#### **BATHROOM**

6' 3" x 6' 5" (1.90m x 1.95m)

Obscured window to rear, vinyl flooring, centre light, electric heater, panelled bath with shower over, low level WC, pedestal wash hand basin, partially tiled walls

#### **AGENTS NOTE**

Allocated parking to rear



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