



ST JAMES PLACE, COLCHESTER, CO4

£825 PCM





We 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. This property is available from the 2nd September 2026. An early viewing is advised to appreciate the property to offer.

ENTRANCE HALL

Communal entrance with phone system.

HALLWAY

Built in cupboard, 1 x electric heater, fitted carpet.

BEDROOM

12' 87" x 9' 96" (5.87m x 5.18m) UPVC double glazed window to the front, 1 x electric heater, fitted carpet.

LIVING ROOM

16' 46" x 10' 30" (6.05m x 3.81m) UPVC double glazed windows to the front and side, 1 x electric



heater, fitted carpet.

KITCHEN

0m x 0m) Eye level and base units, integrated oven/hob, extractor fan, integrated fridge/freezer, washing machine, inset stainless steel sink, integrated dishwasher, wood effect flooring.

BATHROOM

7' 48" x 5' 62" (3.35m x 3.1m) Bath with over shower, low level wc, hand wash basin, heated towel rail, vinyl flooring.



PARKING

Allocated permit parking for one vehicle.

Rent: £825.00

Holding Deposit: £190.38

Security Deposit: £951.92



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		