



65 Claremont Heights, Colchester

£1,100 PCM

Presenting a beautifully refurbished two bedroom flat, ideally situated within easy reach of local amenities and just a short walk from Colchester North Station, offering excellent transport links for commuters and those seeking convenient city access. This unfurnished property has been thoughtfully renovated throughout, providing a fresh, modern interior that is ready for immediate occupancy. The spacious open-plan living and dining area is filled with natural light, creating a welcoming environment for both relaxation and entertaining. Both bedrooms are generously sized, offering ample space for double beds.

Entrance Hallway

Doors leading to:

Living/Dining Room

18' 3" x 9' 9" (5.56m x 2.96m)

A spacious living area with patio doors that lead out to juliet balcony to front aspect and window to side aspect.

Door leading to:

Kitchen

8' 6" x 5' 9" (2.59m x 1.75m)

A brand new kitchen, comprising of with eye level and under counter storage, stainless steel sink, oven, hob and overhead extractor hood. Plumbing for washing

machine and space for fridge/freezer. Window to front aspect

Bedroom One

11' 9" x 8' 9" (3.58m x 2.67m)

A double bedroom with integrated wardrobe and juliet balcony to front aspect.

Bedroom Two

9' 3" x 7' 1" (2.82m x 2.17m)

A small double bedroom with window to front aspect

Bathroom

6' 3" x 4' 5" (1.91m x 1.34m)

A white suite comprising of panelled bath with shower,



hand wash basin and low level w/c

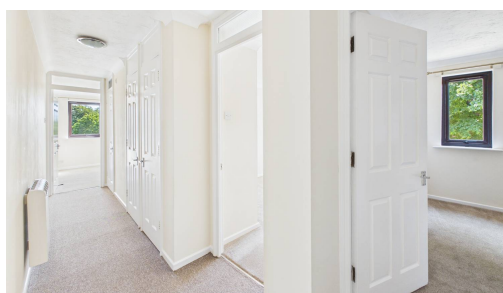
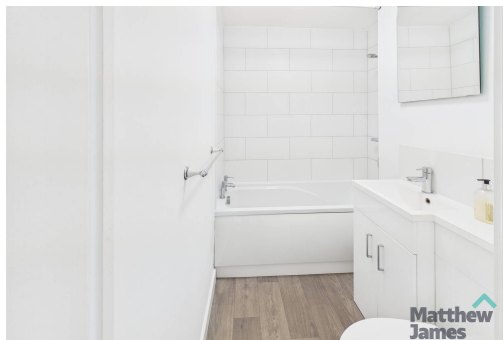
Tenancy Information

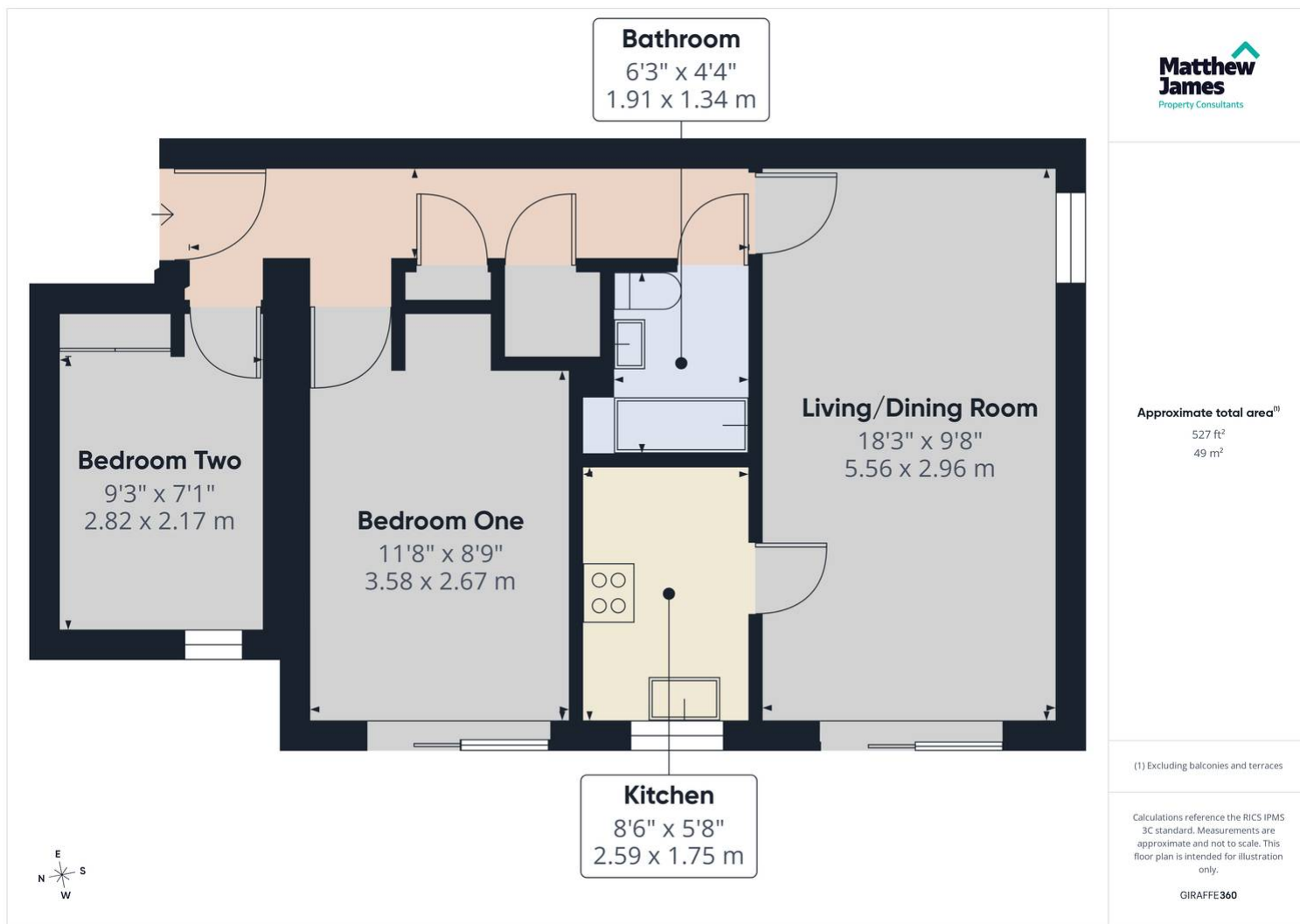
The rent is exclusive of utilities and council tax. *Deposit: £1,269.00 Council Tax Band: B Availability: Now EPC Rating: C * MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details. MJPC is a member of propertymark 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



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"





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