



## 143 Chinook, Highwoods, Colchester, CO4 9XS

£950 Per Month

- Luxurious en-suite
- Good sized living area
- Single off road parking space
- Decent sized bedroom
- Modern Kitchen
- Tucked away just off Chinook

### Entrance

Doors leading to:

### W/C

Low level w/c and pedestal hand wash basin.

### Living/Kitchen Area

10'0" x 10'7"

With window to side aspect. The kitchen area comprises of a brand new fitted kitchen with square edge worksurface with stainless steel single bowl sink and drainer. Mixer tap over. Four ring electric hob with extractor hood over. Single electric oven. Space for fridge freezer and plumbing for washing machine.

### Bedroom

12'7" x 9'4"

Double bedroom with airing cupboard. window to side aspect. Door to:

### Shower Room

With double shower cubicle. Vanity wash hand basin and toilet unit. Heated towel rail.

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 Months

Deposit: £1096.00

Council Tax Band: A

Availability: Now

EPC Rating: C

No Pets

Non Smokers

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

Council Tax Band:

A

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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### 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](http://www.matthewjamespc.co.uk). Select the property in question and click "Register Interest"