



Claremont Heights, Colchester, Essex

£1,000 Per month



Grace Estate Agents are delighted to offer this spacious and modern two-bedroom top floor apartment, set within a peaceful residential development in the highly desirable North Station area. Ideally located, the property is just moments from Colchester Mainline Station, offering direct services to London Liverpool Street.

It also provides convenient access to Colchester Hospital, reputable schools, Turner Rise Retail Park, and is within easy walking distance of Colchester Town Centre. Further benefits include allocated parking for one vehicle.



- Short walk to Colchester mainline station
- Quiet residential development in the sought-after North Station area
- Within walking distance of Colchester Town Centre
- Available mid-September!

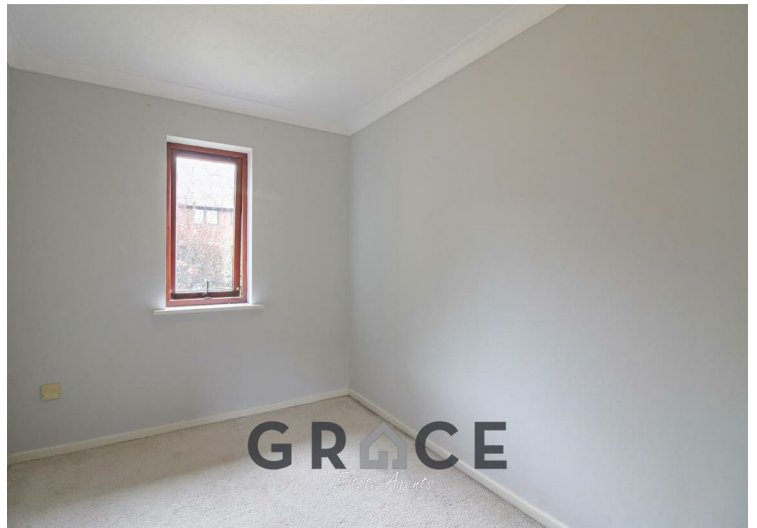
£1,000 Per month

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		82	
		69	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.