



## 61 Brook Street, Colchester, Essex, CO1 2UT

£1,000 PCM

- Two bedrooms
- Gas fired radiator heating
- Close to Town Centre
- Viewing advised
- Double glazing
- Available mid Jan

## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

A

## EPC Rating:

F



| Energy Efficiency Rating                           |    | Current                    | Potential |
|--|----|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |    |                            |           |
| (92 plus) <b>A</b>                                 |    |                            |           |
| (81-91) <b>B</b>                                   |    |                            |           |
| (69-80) <b>C</b>                                   |    |                            |           |
| (55-68) <b>D</b>                                   |    |                            |           |
| (39-54) <b>E</b>                                   |    |                            | 52        |
| (21-38) <b>F</b>                                   | 22 |                            |           |
| (1-20) <b>G</b>                                    |    |                            |           |
| <i>Not energy efficient - higher running costs</i> |    |                            |           |
| <b>England &amp; Wales</b>                         |    | EU Directive<br>2002/91/EC |           |