



FORGE COURT, ARDLEIGH, COLCHESTER, ESSEX, CO7

£1,100 PCM





Ezelet are delighted to offer to the rental market a very well presented two bedroom first floor maisonette, located in Ardleigh, in a quiet cul de sac, close to Manningtree train station, this property has an open plan kitchen, lounge area, underfloor heating throughout, two double bedrooms, modern kitchen, modern family bathroom, off road parking, enclosed rear patio garden. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Wood effect door into



#### STAIRS

Stairs leading to the first floor. newly fitted carpet.

#### LOUNGE/DINER

20' 10" x 16' 5" (6.35m x 5m) UPVC double glazed windows to front, velux window, wood flooring with underfloor heating throughout.



### KITCHEN

Eye level and base units with over worktops, inset stainless steel sink, integrated oven and hob, extractor fan, washing machine, wood effect flooring, underfloor heating.

### BEDROOM ONE

10' 9" x 9' 9" (3.28m x 2.97m) UPVC double glazed window to the front, fitted carpet.

### BEDROOM TWO

9' 9" x 9' 9" (2.97m x 2.97m) UPVC double glazed window to the front, fitted carpet.



### BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m) Velux window, low level wc, vanity hand wash basin unit, bath with over shower, tiles throughout, tiled flooring.

### GARDEN

Enclosed patio garden

### PARKING

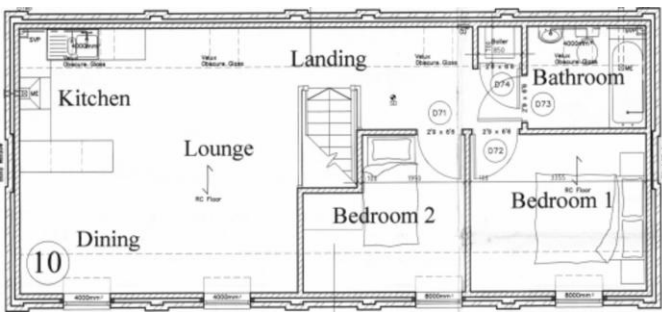
Off road parking for one car

Rent: £1,100

Holding Deposit: £253.84

Security Deposit: £1,269.23





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		