



WINDMILL COURT, TURNER ROAD, COLCHESTER, CO4

£875 PCM





A well-presented ground floor flat situated off Turner Road, located close to Colchester Hospital and the main line Train Station. This property comprises of a spacious living area, good sized bedroom, single wall galley kitchen and bathroom with full suite. Further benefitting from allocated parking in a car port and multiple visitor parking spaces available. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Laminate flooring, airing cupboard and doors to kitchen, bathroom, bedroom and living area.

KITCHEN

11' 92" x 5' 41" (5.69m x 2.57m) Laminate flooring, double glazed window to front, eye and base level units to right hand side, built in hob and oven and washing machine, the Landlord will not maintain or replace the washing machine should it go wrong.

LIVING ROOM

15' 01" x 9' 89" (4.6m x 5m) Fitted carpet, double glazed window to front and storage heater.



BEDROOM

9' 90" x 10' 78" (5.03m x 5.03m) Laminate flooring, double glazed window to rear and electric wall heater.

BATHROOM

7' 54" x 5' 36" (3.51m x 2.44m) Vinyl flooring, double glazed window to rear, heated towel rail and full suite comprising of WC, wash hand basin and bath with shower over.

PARKING

Allocated parking for one vehicle in carport and visitor parking available.

Council Tax Band: A

Rent: £875.00

Holding Deposit: £201.92

Security Deposit: £1,009.61



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements