



HADDON PARK, COLCHESTER, CO1  
£825 PCM





We are delighted to offer to the rental market this first floor one bedroom flat, this property has beautiful views over the river and is close to local amenities and bus routes. The property compromises of a double bedroom, lounge/dining room, kitchen with electric oven/hob and bathroom. This property is offered unfurnished and has allocated off road parking, it is offered unfurnished and is available now. An early viewing is advised to appreciate the property to offer!

#### ENTRANCE HALL

Entrance security door into

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Entrance door into hallway

#### LIVING ROOM/ DINING ROOM

14' 3" x 10' 8" (4.34m x 3.25m) UPVC double glazed bay window to the front, electric heater, fitted carpet.

#### KITCHEN

11' 1" x 5' 9" (3.38m x 1.75m) Eye level and base units with over worktops, integrated electric/ hob, extractor fan, vinyl flooring.





### BEDROOM

14' 4" x 9' 5" (4.37m x 2.87m) UPVC double glazed window to the rear, electric heater, fitted carpet.

### BATHROOM

Bath with over shower, low level wc, hand wash basin, tiled throughout, vinyl flooring.

### PARKING

Parking to the front of the block.

Rent: £825.00

Holding Deposit: £190.38

Security Deposit: £951.92



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	84	84
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.