

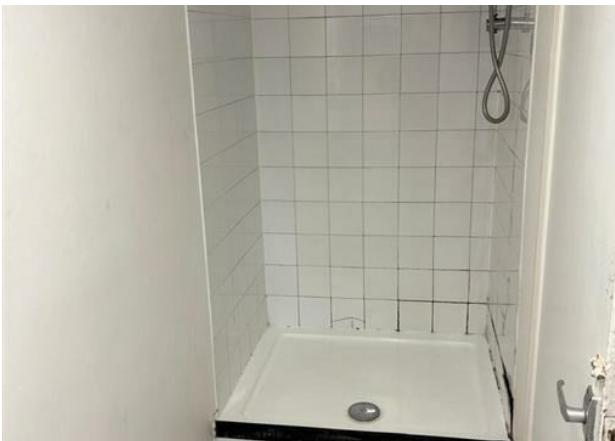


**190B MAGDALEN ST  
COLCHESTER, CO1 2JX**

**£850 PER MONTH**

A spacious ground floor unfurnished studio flat comprising, lounge, separate bedroom area, shower room/WC and kitchen. Situated very close to Colchester station and town centre. Available now for 12 months.

 **DOVE'S  
MANAGEMENT**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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