



## Flat 7, 26 Wellesley Road, Colchester, CO3 3HF

£575 Per Month

- Studio
- Popular Central Location
- Permit Parking Available
- Unfurnished
- Utility Bills Included
- Communal Garden
- Available Now
- Single Occupiers Only

### Studio

16'8" x 7'3"

With windows to the front aspect. Stainless steel sink and drainer inset into worksurface with cupboards and drawers under. Matching range of eye level wall mounted units.

### Shared Shower Room

Shower cubicle with power shower. Wash hand basin. Window to front aspect.

### Shared WC

Low level WC and wash hand basin. Window to rear aspect.

### Outside

To the rear of the property is a communal garden and shared bike store.

### Tenancy Information

The rent is inclusive of utilities and council tax.

Minimum term: 12 months

\*Deposit: £692.00

Council Tax Band: INCLUDED in RENT

Availability:

EPC Rating:

No Pets

Non Smokers

\* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

Exempt

EPC Rating:

D

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	77
EU Directive 2002/91/EC		

### Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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### Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - [www.matthewjamespc.co.uk](http://www.matthewjamespc.co.uk). Select the property in question and click "Make an Offer"