



CHARLES PELL ROAD, COLCHESTER, CO4

£900 PCM





A well-presented, newly refurbished one bedroom first floor flat situated in the popular area of Greenstead; it is located in a great spot giving the accommodation a light airy feel. The flat comprises of a large living area, spacious double bedroom, kitchen with appliances and newly fitted shower room. Further benefitting from allocated parking for one vehicle; it is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

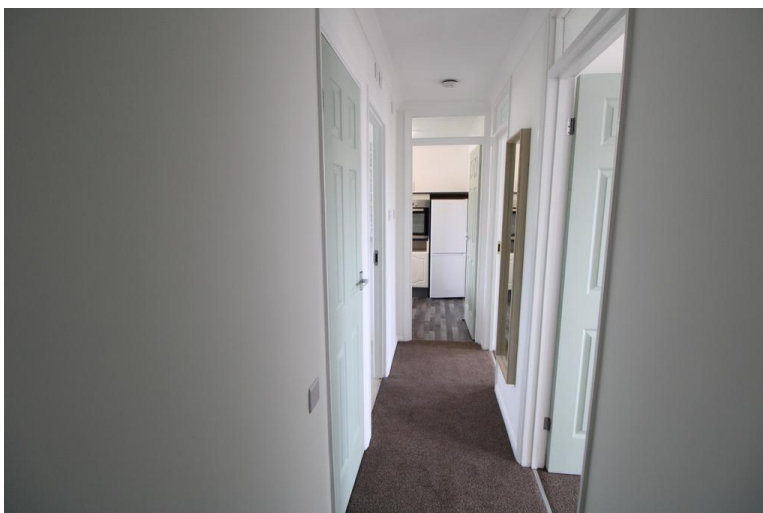
Newly fitted carpet, entrance phone, Economy 7 electric radiator, storage cupboard, doors to bedroom, lounge, shower room and kitchen.

BEDROOM

12' 1" x 10' 2" (3.68m x 3.1m) Newly fitted carpet, double glazed window to front and Economy 7 electric radiator.

LOUNGE

12' 8" x 12' 0" (3.86m x 3.66m) Newly fitted carpet, double glazed window to front and Economy 7 electric radiator.





SHOWER ROOM

7' 8" x 6' 3" (2.34m x 1.91m) Vinyl flooring, double glazed window to rear, electric towel rail, walk in double shower unit with electric shower, wash hand basin and WC.

KITCHEN

9' 64" x 7' 5" (4.37m x 2.26m) Vinyl flooring, double glazed window to rear, eye and base level units, stainless steel sink with drainer, worktops either side, washer dryer, electric hob and oven with extractor and fridge freezer.

Rent: £900.00

Holding Deposit: £207.69

Security Deposit: £1,038.46



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		