



 **2**
Bedrooms

 **2**
Bathrooms

 **1**
Receptions



- TWO BEDROOM SECOND FLOOR FLAT
- ELECTRIC HEATING THROUGHOUT
- GARAGE AND ON ROAD PARKING
- CLOSE TO TOWN CENTRE
- ENSUITE TO MASTER BEDROOM
- EPC - C COUNCIL TAX BAND - B

Located in Colchester, this two-bedroom, two-bathroom second-floor flat is available for rent. The property is situated at Connaught Close, offering convenient access to the town centre. The flat features a spacious reception area that leads to a modern kitchen equipped with essential fittings and ample storage space. The master bedroom includes an ensuite bathroom, providing added privacy and convenience. The second bedroom is well-sized and served by a separate bathroom with a shower.

The flat benefits from electric heating throughout, ensuring a comfortable living environment. A garage and on-road parking are available. The property is close to local amenities, making it a practical choice for those seeking proximity to shops and services.

The flat is rated with an EPC of C and falls under Council Tax Band B, reflecting its energy efficiency and affordability. The location in Colchester offers easy access to public transport and local attractions, enhancing the convenience of urban living.

Available now. Please call in today on 01255 420222 for further information. ****PLEASE NOTE**** - We are holding viewings from Wednesday 18th February between 1:30pm onwards and Thursday 19th February between 11am - 1pm.



Energy rating

C

Certificate number

6030-5822-4009-0532-2226

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