

**54 Lucas Road, Colchester,
CO2 7ER
Monthly Rental Of £900.00**





- WALKING DISTANCE TO TRAIN STATION
- CLOSE TO CITY CENTRE
- GROUND FLOOR FLAT
- RECENTLY DECORATED
- DOUBLE BEDROOM
- SPACIOUS LOUNGE
- FITTED KITCHEN
- ALLOCATED PARKING SPACE
- DEPOSIT REQUIRED
- AVAILABLE IMMEDIATELY

**** CLOSE TO CITY CENTRE ****

This recently decorated, ground floor flat, is ideally located close to the train station and City Centre. The accommodation comprises of a spacious lounge, fitted kitchen, large double bedroom and bathroom. The flat has its own private access and allocated parking

**** AVAILABLE IMMEDIATELY ****

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

No pets

Non-smokers only

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Front door, laminate flooring, centre light, airing cupboard

LOUNGE

14' 2" x 10' 0" (4.31m x 3.05m)

Window to front, carpet, centre light, electric heater

KITCHEN

10' 10" x 5' 9" (3.30m x 1.75m)

Window to front, laminate flooring, centre light, range of wall and base units with contrasting worktop, stainless steel sink/drain, electric hob with extractor over, oven, space for washing machine & fridge/freezer

BEDROOM

11' 6" x 9' 4" (3.50m x 2.84m)

Window to rear, carpet, centre light, electric heater

BATHROOM

6' 3" x 6' 5" (1.90m x 1.95m)

Obscured window to rear, vinyl flooring, centre light, electric heater, panelled bath with shower over, low level WC, pedestal wash hand basin, partially tiled walls

AGENTS NOTE

Allocated parking to rear

