



VICEROY CLOSE, COLCHESTER, CO2

£995 PCM







Ezelet are delighted to offer to the rental market this refurbished two bedroom ground floor flat located in South Colchester. This property comprises of one double bedroom, one single bedroom, family bathroom, living room and kitchen. Further benefitting from having allocated parking for one vehicle and visitors parking on a first come first serve basis. This property is offered unfurnished and is available 18th April 2026. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Storage cupboard. Fitted carpet

#### LIVING ROOM

13' 81" x 10' 58" (6.02m x 4.52m) UPVC double glazed window with fitted blind and electric heater. fitted carpet

#### KITCHEN

10' 63" x 5' 90" (4.65m x 3.81m) Laminate flooring, double glazed window with fitted blind, space for fridge freezer, space and plumbing for washing machine and built in hob and oven with extractor.

#### BEDROOM ONE

11' 82" x 9' 64" (5.44m x 4.37m) Double room, carpet, double glazed window with fitted blind and electric heater.

#### BEDROOM TWO

7' 96" x 7' 05" (4.57m x 2.26m) Single room, carpet, double glazed window with fitted blind and electric heater.

#### BATHROOM

7' 28" x 5' 63" (2.84m x 3.12m) Vinyl flooring, heated towel rail and full suite comprising of a bath with shower over, WC and wash hand basin.

#### PARKING

Allocated parking for one Vehicle.

Council Tax : A

Rent: £995.00

Holding Deposit: £229.61

Security Deposit: £1,148.07

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		

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