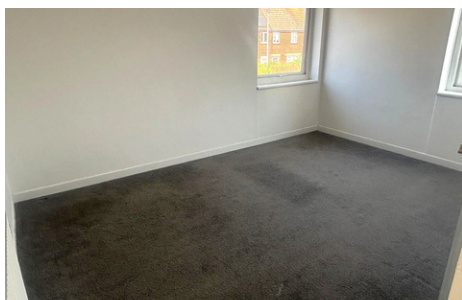




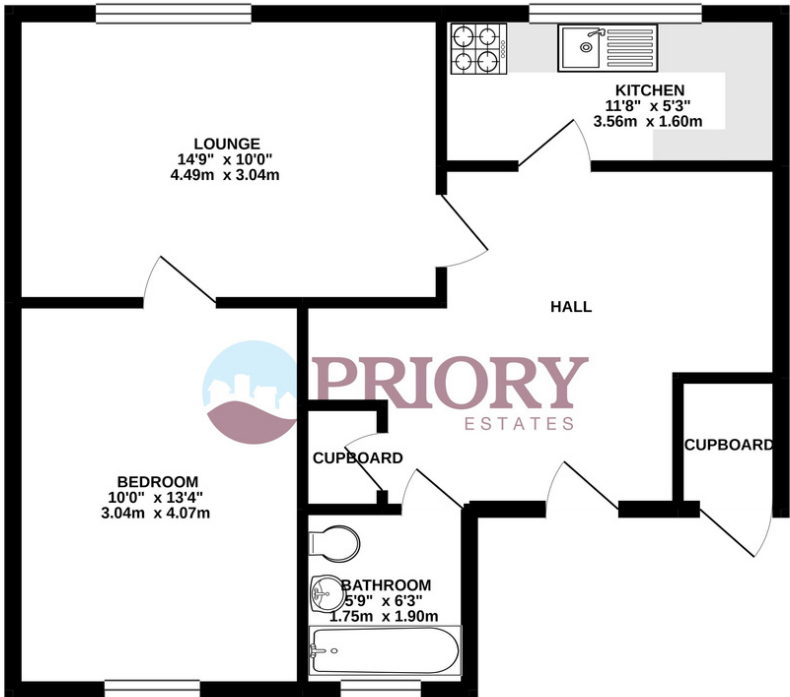
Fingringhoe Road, Colchester, CO2

£850 pcm

Priory Estates are delighted to offer this one bedroom first floor flat. With excellent access to local schools, shops, local amenities, and just a short drive from the town centre/train station. This property has been recently been redecorated and is available from July on an unfurnished basis.

- Double Bedroom
- Recently Redecorated
- Off Road Parking
- Communal Gardens
- Unfurnished
- Available July

FIRST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band
Council Tax Band A

LOCAL AUTHORITY
Colchester Borough Council

TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Financial Requirements

A minimum of one month's rent, plus a deposit of £980 is required in cleared funds prior to the commencement of the tenancy.

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 tenants are advised to recheck the measurements.