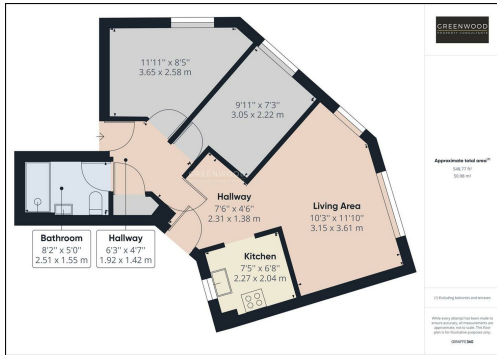


- Two bedroom ground floor apartment
- Large living room
- Two double bedrooms
- Modern shower room
- GCH & D/Glazed
- Garden (shared)
- Allocated Parking Space
- Close to City centre and local train station
- No Students, Smokers
- Available 5 June



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**GREENWOOD**  
PROPERTY CONSULTANTS

**St. Augustine Mews**  
Colchester, Essex, CO1 2PF

£1,100 Per Calendar Month  
£1,269: Deposit  
5th June 2026: Available Date



87 Crouch Street  
Colchester  
Essex  
CO3 3EZ

<http://www.greenwoodpc.co.uk>  
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01206 616820

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

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### Property Description

A large and airy two bedroom ground floor apartment. Large entrance hall with wooden floor, door onto garden and storage cupboard. Large living room. Fitted kitchen with tiled floor, gas hob, electric oven, washing machine and fridge/ freezer. Double bedroom with fitted wardrobes. Further double bedroom. Modern shower room with double shower. Very good condition throughout. GCH and double glazed. Courtyard garden shared with one other flat. One allocated parking space. Close to City Centre and local train station.

