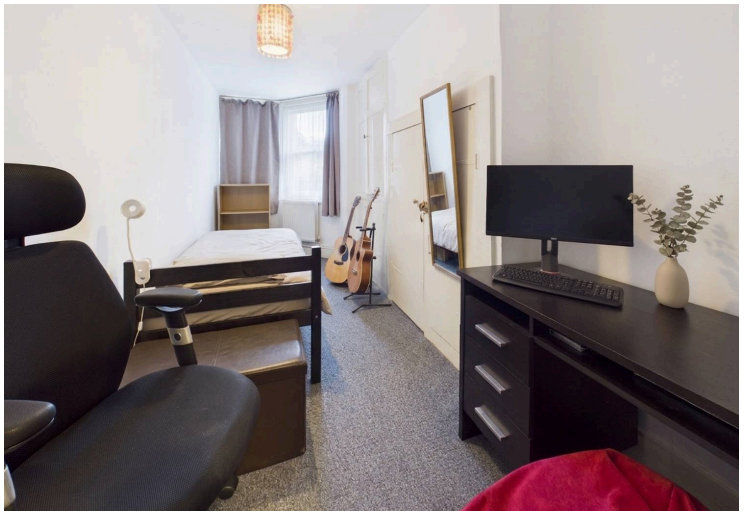






Flat 2, 26 Wellesley Road, Colchester

£595 pcm

This well-presented lower ground floor studio offers a bright and comfortable living environment. The spacious room features ample built in storage, including a wardrobe. The open-plan layout seamlessly connects the sleeping and living areas, providing flexibility for various furniture arrangements to suit your lifestyle.
The property is thoughtfully designed with a separate kitchen to the main Studio. Suitable for single occupiers who are looking to be nearby the town centre. Utility bills and council tax is included within the rent. Unfurnished.
Available early December.

Matthew James
Property Consultants

We help people and homes find each other.
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Kitchen
9' 2" x 5' 5" (2.80m x 1.65m)
Fitted with white wall and base units, a stainless-steel sink and drainer beneath an obscure-glazed window, and a worktop with space beneath for an under-counter appliance.

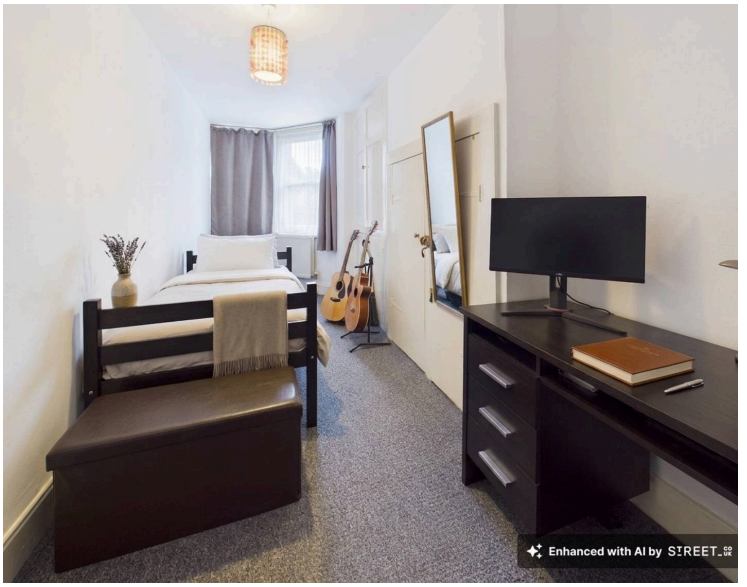
Studio
16' 8" x 6' 2" (5.07m x 1.89m)
A carpeted living and sleeping area with built-in cupboards and an angled bay window. The room has space for a bed and a desk or small seating area.

Shared Shower Room
Shower cubicle with power shower. Wash hand basin. Window to front aspect.

Tenancy Information
The rent is inclusive of utilities and council tax. Deposit: £686.00 Council Tax Band: Included in rent Local Authority: Colchester Availability: Early December EPC Rating: D - 58









Approximate total area(1)
163 ft²
15.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewings
Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.