



## 10 Gilbert Court Clarendon Way, Colchester, CO1 1DL

£1,150 Per Month

- Ground Floor Apartment
- Double Bedroom With Fitted Wardrobes
- Allocated Parking For One Vehicle
- Convenient Access To Colchester Hospital
- Spacious Living Area
- Second Double Bedroom
- Close To Train Stations
- Modern Bathroom
- Kitchen With Ample Storage And Cabinet Space
- Close To City Centre



Total area: approx. 66.5 sq. metres (716.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.



## Directions

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

B

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	