



ROWAN PLACE, COLCHESTER, ESSEX, CO1

£975 PCM





Ezelet are delighted to offer to the rental market a first floor, two bedroom apartment recently redecorated throughout, within walking distance to Colchester North Station and local amenities. The property comprises of a lounge, brand new kitchen, single bedroom, double bedroom with En Suite shower room and family bathroom. The property further benefits from having an allocated permit parking for one vehicle and is available now. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE

Secure via entrance call system. Stairs to first floor.

ENTRANCE HALLWAY

Front door into hallway. Electric heater. 2 x storage cupboards. Doors into

KITCHEN

8' 6" x 6' 10" (2.59m x 2.08m) UPVC double glazed window to side aspect. eye level and base units with over worktop, inset stainless steel sink, extractor fan, integrated oven and hob, space for Fridge/ Freezer new vinyl flooring.



LIVING ROOM

11' 23" x 14' 21" (3.94m x 4.8m) UPVC double glazed window to front aspect. Juliet balcony to side aspect. Electric heater Fitted carpet.

BEDROOM 1

9' 43" x 13' 06" (3.84m x 4.11m) UPVC double glazed window to front aspect. Electric heater. Fitted carpet. Door into ensuite.

ENSUITE SHOWER ROOM

3' 69" x 3' 79" (2.67m x 2.92m) Shower cubicle with electric shower. Hand wash basin. Low level wc. New Vinyl flooring.



BEDROOM 2

7' 47" x 7' 62" (3.33m x 3.71m) UPVC double glazed window to front aspect. Electric heater. Fitted carpet.

BATHROOM

6' 12" x 5' 67" (2.13m x 3.23m) Bath. Pedestal wash hand basin. Low level WC. New Vinyl flooring.

PARKING

Allocated permit parking for one vehicle in car park.

Rent £975.00 pcm

Holding Deposit £225.00

Security Deposit £1,125.00



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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