





Flat 4, 2 Victoria Road, Colchester

£975 pcm

This beautifully presented one-bedroom flat combines period charm with modern living in a thoughtfully designed open plan layout. The spacious reception room is flooded with natural light from large windows. The contemporary kitchen features modern units, a wooden countertop. The double bedroom offers ample built-in wardrobe space. Additional benefits of this period flat include off-road parking via a private gravel driveway. The property boasts a spacious, communal private garden. The property is offered unfurnished and is available mid January.

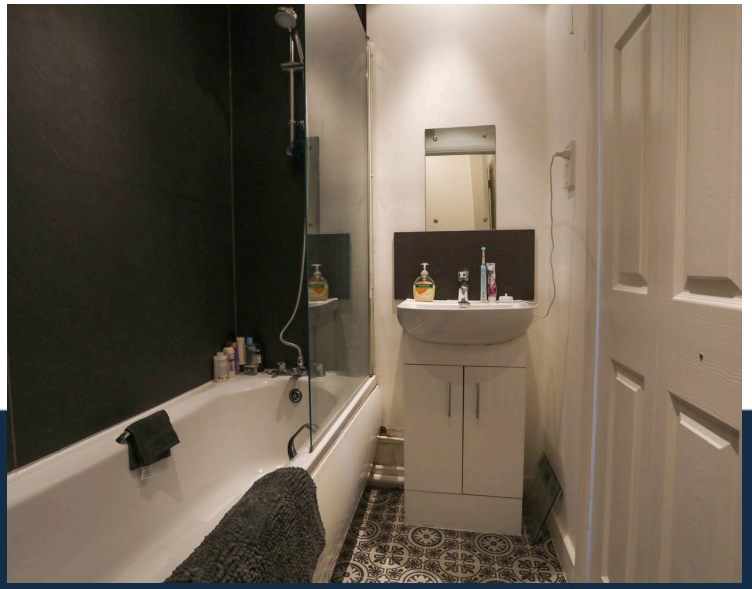
Kitchen/Living Room
A open plan room with various sash windows overlooking the communal gardens. The Kitchen area comprises stainless steel sink and drainer with mixer tap over, inset into rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Integrated Fridge/freezer. Plumbing for washing machine. Single electric oven and four ring hob. Doors leading to:

Bedroom
A double bedroom with floor to ceiling fitted wardrobes. Large sash window.

Bathroom
A white suite with panel bath and shower attachment over. Low level WC and vanity wash hand unit with mixer tap.

Outside
Shared parking and generous communal garden.

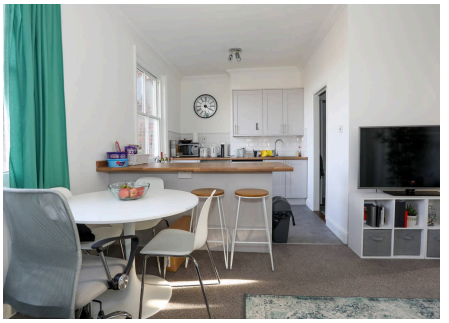






Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £1,125 Council Tax Band: A Availability: Mid January EPC Rating: E * MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details. MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly



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"



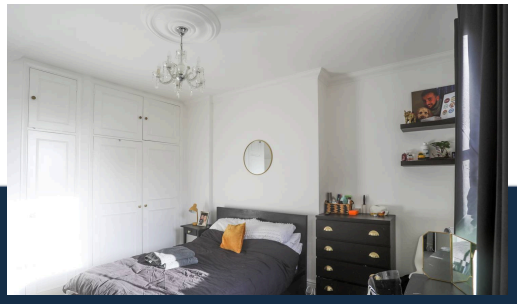


Council Tax band: A

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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.