

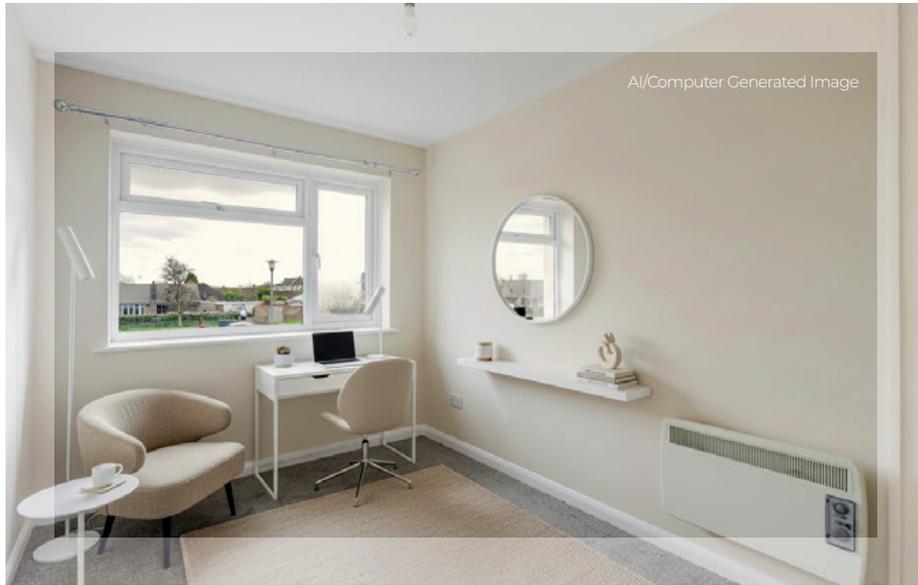


**NP** NICHOLAS  
PERCIVAL

**To Let.** £875 PCM

8a The Willows, Colchester, Essex CO2 8PZ

AI/Computer Generated Image



A spacious two bedroom, terraced first floor maisonette above a parade of shops with the benefit of electric heating, recently redecorated with new carpets.

To Let £875 pcm | Holding Deposit £201 | Deposit £1005

Colchester Council Tax Band A

**Lounge 19' 5" x 10' 9" ( 5.92m x 3.28m )**

Light, spacious lounge with large window overlooking to the rear of the property with electric sockets and tv points.

**Kitchen 9' 11" x 6' 2" (3.02m x 1.88m)**

Fitted wall and base units comprising one and a half bowl sink unit.

**Bedroom One 13' 1" x 9' 3" ( 3.99m x 2.82m )**

Light room with large window overlooking front of the property with electric sockets and night storage heater.

**Bedroom Two 11' 10" x 7' 11" ( 3.61m x 2.41m )**

With window to rear, electric sockets and night storage heater.

**Bathroom 7' 10" x 4' 8" ( 2.39m x 1.42m )**

Tiled bathroom with low level WC, vanity wash hand basin, extractor fan, bath with electric shower over.

**No Tenant Fees Applicable**

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

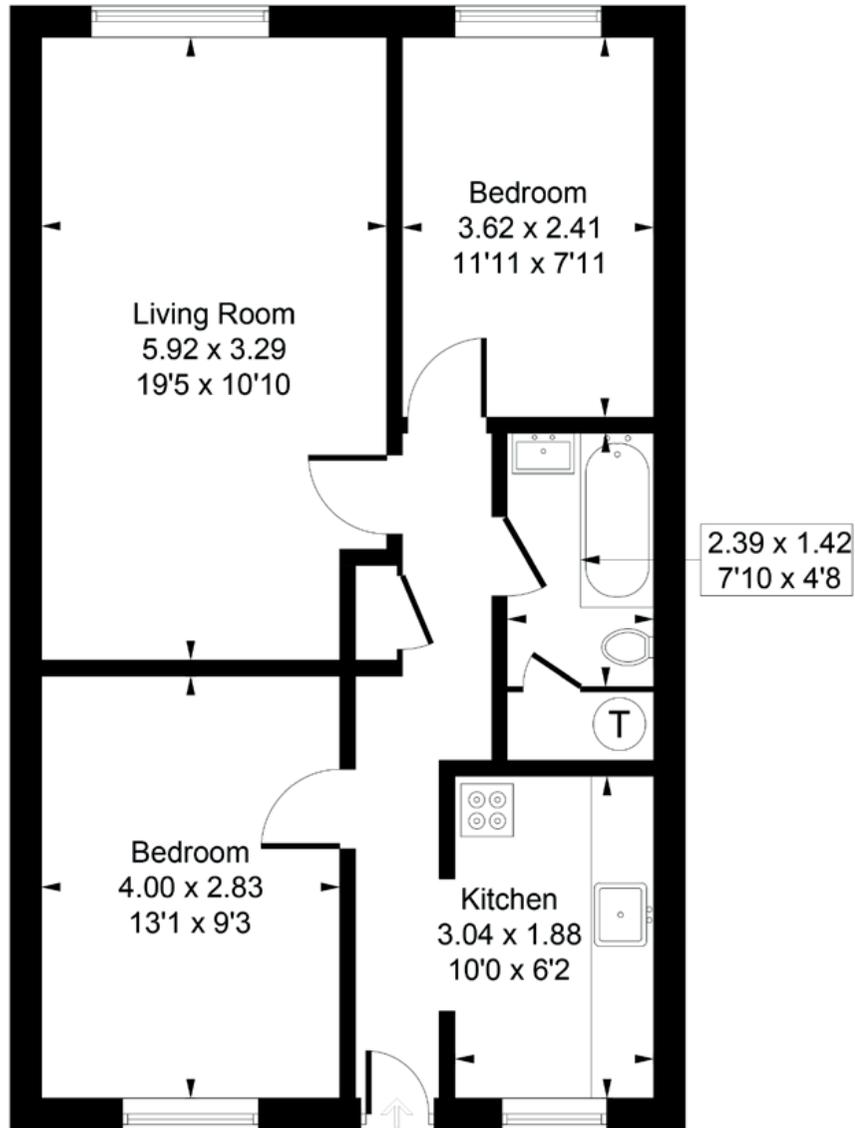
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## 8A The Willows, Colchester, Essex CO2 8PZ

Total Approximate Floor Area : 634 sqft ( 58.9 sqm )

Illustration for identification purposes only. Measurements are approximate and not to scale.

### Broadband and Mobile Coverage

Max download speed Superfast 80Mbps & upload speed 20Mbps available.

Mobile phone coverage available with EE, Three, O2, Vodaphone.

Source Ofcom



Viewing is strictly by appointment with the Sole Letting Agents.

**NP** NICHOLAS  
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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, photos were taken in 2022 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.