HANFORD PLACE, QUEENS ROAD, COLCHESTER, CO3

£1,300 PCM

eze LET

Ezelet are delighted to offer to the rental market this well presented, two-bedroom first floor apartment located in Lexden. This property comprises of two double bedrooms, ensuite to master, spacious lounge, large kitchen diner and family bathroom. Further benefitting from having one allocated parking space, garage, Juliet balcony, gas central heating and new carpets fitted throughout. The communal areas and grounds of these apartments are well looked after and benefit from having a lift in the lobby. This property is offered unfurnished and is available 14th January 2023. An early viewing is advised to appreciate the accommodation to offer.

HALLWAY
New carpet, one radiator and storage cupboard.

KITCHEN/DINER
15' 36" x 11' 49" (5.49m x 4.6m) Tiled flooring, one radiator, Juliet balcony, breakfast bar with four chairs, built in hob and double oven with extractor hood, integrated fridge and freezer, free standing washing machine, eye, and base level units.

BATHROOM

7' 61" x 7' 9" (3.68m x 2.36m) narrowing to 5' 58" by 3' 46" Tiled flooring, heated towel rail, and full suite comprising of a WC, pedestal wash hand basin and bath with shower attachment.

BEDROOM ONE

14' 47" x 14' 58" (5.46m x 5.74m) New carpet, one radiator, two double glazed windows with fitted blinds and wardrobe.

ENSUITE

6' 3" x 7' 56" (1.91m x 3.56m) Tiled flooring, heated towel rail, WC, stand up shower and wash hand basin.

BEDROOM TWO

10' 88" x 9' 82" (5.28m x 4.83m) New carpet, one radiator, one double glazed window with fitted blind and a free standing wardrobe.

LIVING ROOM

18' 49" x 14' 49" (6.73m x 5.51m) New carpet, two radiators, one double glazed window with fitted blinds, bay window with fitted blinds and feature fireplace.

OUTSIDE

One allocated parking space and garage.

Rent: £1,300.00

Holding Deposit: £300.00

Security Deposit: £1,500.00

Score	Energy rating		Current	Potential
92+	A			
81-91	B			81 | B
69-80	C		78 | C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			