



ST JAMES PLACE, DE GREY ROAD, COLCHESTER, ESSEX, CO4

£795 PCM





Ezelet are delighted to offer to the rental market this one bedroom second floor flat located in North Colchester with easy access to the A12 and Colchester General Hospital. This property comprises of a double bedroom, spacious lounge kitchen area and bathroom. Further benefitting from having all allocated permit parking for one vehicle and being located close to local amenities and bus routes. There is an extra £20.00 on top of the rent each month for water usage. This property is offered unfurnished and is available 8th March 2025. An early viewing is advised to appreciate the accommodation to offer.



ENTRANCE HALL

Fitted carpet, electric wall heater and storage cupboard.

BEDROOM

10' 1" x 9' 2" (3.07m x 2.79m) Fitted carpet, electric wall heater and French door to balcony.

BATHROOM

Vinyl flooring, heated towel rail and full suite comprising of WC, pedestal wash hand basin and bath with shower over.

LOUNGE/DINER

21' 45" x 10' 4" (7.54m x 3.15m) Fitted carpet, two electric heaters and French doors to balcony.

KITCHEN

Laminate flooring, eye and base level units, built in electric hob and oven with extractor, integrated dishwasher, washing machine and fridge freezer.

OUTSIDE

All allocated permit parking for one vehicle.

Rent: £795.00

Holding Deposit: £183

Security Deposit: £917.30

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		