

Foundation House, 1 Long Wyre Street, Colchester, CO1 1AZ



**To Let**  
**Unfurnished**  
£675 pcm

- 1 bedroom
- 1 reception room
- 1 bathroom



A recently built One bedroom second floor apartment, perfectly situated in the heart of Colchester's historic Town centre.

## Some details

A brand new one bedroom second floor apartment, perfectly situated in the heart of Colchester's historic Town centre. Due to its convenient location the property provides fantastic access to all local amenities and is also within walking distance of Colchester Town station. The apartment is very well presented and offers a stylish kitchen with spaces for appliances as well as a contemporary shower room. Further benefits include double glazed windows and bike storage available for residents. Please note there is no parking with the property.

### Entrance hall

With airing cupboard and doors to all principle rooms.

### Lounge/Kitchen

13' 9" x 11' 11" (4.19m x 3.63m)

Fitted kitchen with electric oven & hob, spaces for other appliances.

### Bedroom

13' 9" x 8' 7" (4.19m x 2.62m) (max)

### Shower room

7' 4" x 5' 10" (2.24m x 1.78m)

With shower cubicle, pedestal hand wash basin, low-level w/c and heated towel rail.

### Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £778.84

Availability: Mid November onwards

No Pets

Non Smokers

EPC rating D

Council tax band B

### Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

### Further information

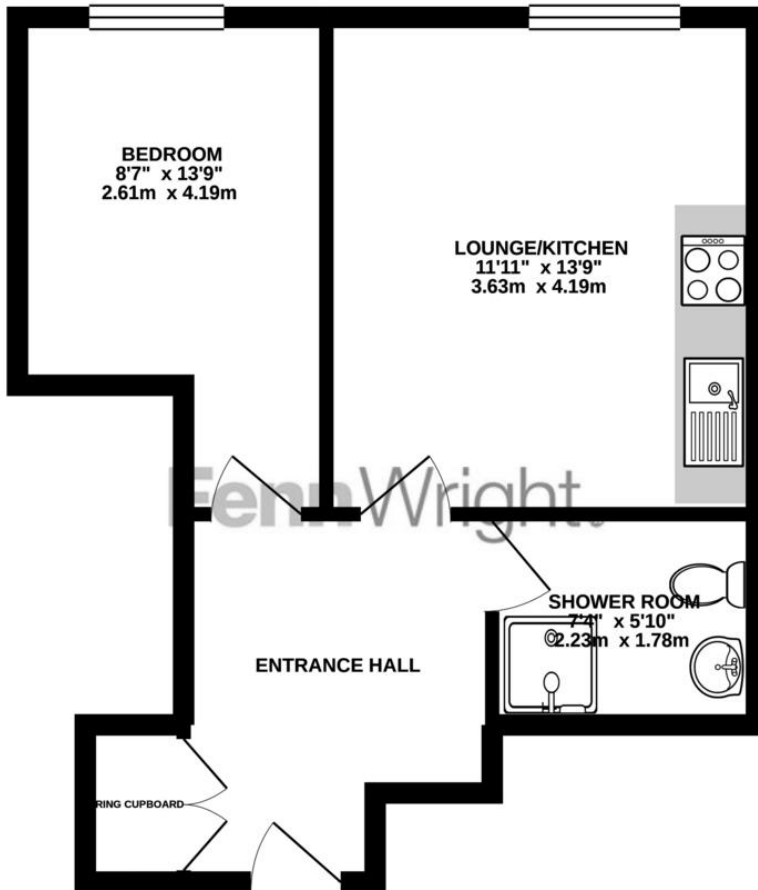
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01206 764499.

399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or book a viewing

01206 764499

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