

Gavin Way, Highwoods, Colchester, CO4 9FP



To Let
£1,200 pcm

3 bedrooms
1 reception room
2 bathrooms



A spacious first floor three bedroom apartment, situated on this popular modern development close to the Gilbert Secondary School, General Hospital and North Station.

Some details

General information

A modern three bedroom first floor apartment, situated on this popular modern development close to the Gilbert Secondary School, General Hospital and North Station.

A communal entrance hallway leads to the apartment with a door leading into an entrance lobby. A further door leads into the entrance hall, having an entry phone system, two built-in storage cupboards and the hallway giving access to all rooms.

The lounge is located to the front, as is the kitchen/diner which is fitted with a range of units and worksurfaces, built-in gas hob, electric oven with extractor fan over, wall mounted cabinets, inset sink with mixer taps, plumbing for a washing machine and integrated fridge/freezer.

All three bedrooms are of good size, with the master bedroom featuring an en-suite shower room.

The family bathroom is fitted with a three piece suite in white.

Entrance hall

Lounge

13' 2" x 13' (4.01m x 3.96m)

Kitchen/breakfast room

15' 2" x 9' 1" (4.62m x 2.77m)

Bedroom one

13' 4" x 9' 7" (4.06m x 2.92m)

Ensuite

Bedroom two

10' 9" x 9' 9" (3.28m x 2.97m)

Bedroom three

9' 3" x 8' 7" (2.82m x 2.62m)

Bathroom

6' 6" x 6' 7" (1.98m x 2.01m)

Outside

We understand there is an allocated parking space available

Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 6 months

Deposit: £1,384.61

Availability: NOW

No Pets

Non Smokers

Council tax band B

EPC rating 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

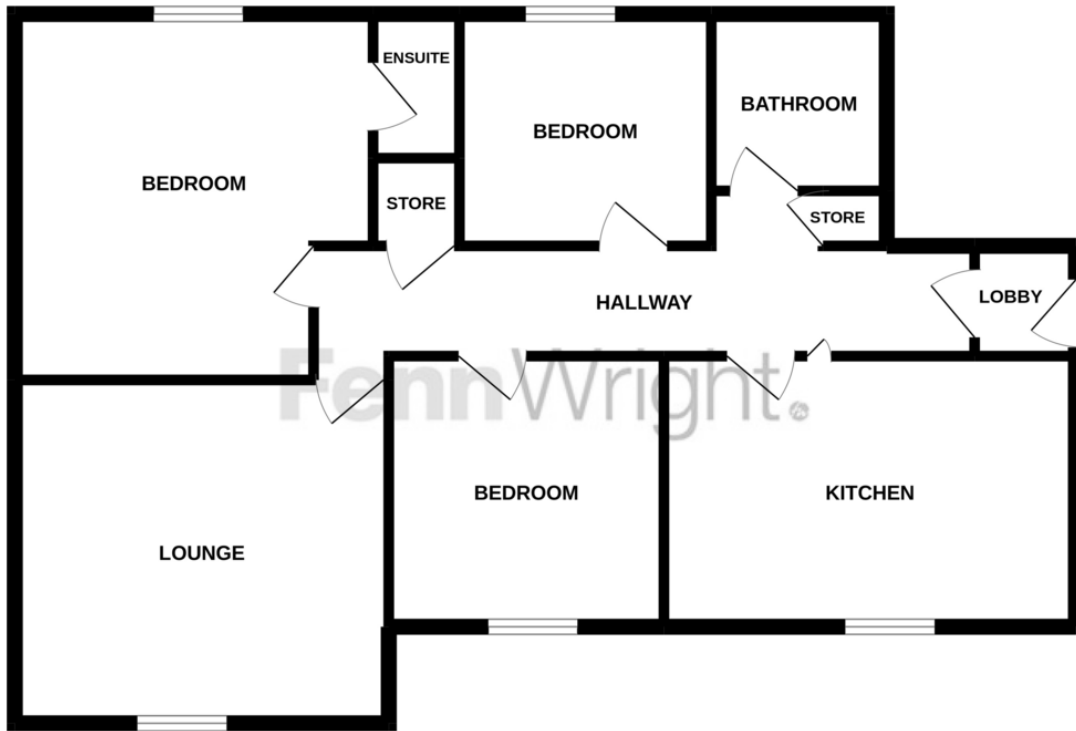
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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

FIRST FLOOR



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

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