



WINDSOR COURT, HYTHE HILL, COLCHESTER, ESSEX, CO1

£1,000 PCM





Ezelet are delighted to offer to the rental market a first floor two-bedroom flat, close to local amenities and walking distance to town, the property comprises of a large lounge, kitchen, a double and single bedroom, family bathroom. This property is offered unfurnished and is available from the 18th May. An early viewing is advised to appreciate the property to offer.

ENTRANCE HALL

Secure door into

HALLWAY

Doors into bedrooms, lounge, Airing cupboard, storage cupboard, fitted carpet.

LOUNGE

18' 6" x 10' 5" (5.64m x 3.18m) UPVC double glazed window to the rear and side, security phone, electric fire, fitted carpet.



KITCHEN

8' 2" x 9' 2" (2.49m x 2.79m) UPVC double glazed window to the rear, eye level and base units with over worktops, inset stainless steel sink, built in hob and oven, extractor fan, fridge, washing machine, vinyl flooring.

BEDROOM ONE

15' 7" x 9' 7" (4.75m x 2.92m) UPVC double glazed window to the rear, electric heater, fitted carpet.

BEDROOM TWO

6' 6" x 11' 3" (1.98m x 3.43m) UPVC double glazed window to the rear, electric heater, fitted carpet.



BATHROOM

Bath with over shower, low level wc, hand wash basin, vinyl flooring.

PARKING

Allocated parking for one car.

Rent: £1,000.00

Holding Deposit: £230.76

Security Deposit: £1,153.84

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |