



QUAYSIDE DRIVE, COLCHESTER, CO2

£950 PCM





Ezelet are delighted to offer to the rental market a two bedroom second floor flat, this property is local to local amenities, Tesco superstore and train station, this property has an open plan lounge and modern kitchen with appliances, a large double bedroom and a single bedroom, bathroom, electric heating and has the added benefit of a balcony. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE LOBBY

Security phone system into



ENTRANCE HALL

Wood effect door into

LIVING ROOM

24' 8" x 11' 9" (7.52m x 3.58m) UPVC double glazed French doors leading onto the balcony, UPVC double glazed window to the front, electric heater, vinyl wood effect flooring.



KITCHEN

Eye level and base units with over worktops, inset stainless steel sink, integrated oven/hob, extractor fan, integrated appliances, washing machine/ dryer, microwave, fridge/ freezer, vinyl wood effect flooring.

BEDROOM ONE

11' 6" x 10' 7" (3.51m x 3.23m) UPVC double glazed window to the rear, mirrored wardrobes, electric heater, fitted carpet.

BEDROOM TWO

8' 3" x 8' 3" (2.51m x 2.51m) UPVC double glazed window to the rear, electric heater, fitted carpet.



BATHROOM

Bath with over shower, low level wc, hand wash basin, heated towel rail, tiled throughout.

BALCONY

Balcony.

PARKING

Permit parking for one car.

Rent: £950.00

Holding Deposit: £219.23

Security Deposit: £1,069.15





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |