



ST JAMES PLACE, DE GREY ROAD, COLCHESTER, ESSEX,
£825 PCM





Ezelet are delighted to offer to the rental market a two bedroom apartment located close to Colchester hospital and access to the A12. This property comprises of a spacious living area, kitchen with integrated appliances, two double bedrooms with the main bedroom having an en-suite shower room and family bathroom. Externally the property has an allocated parking space for one vehicle. The property is offered unfurnished and is available from the 6th January 2024. An early viewing is advised to appreciate the property to offer.

COMMUNAL ENTRANCE

Secure entrance into communal hallway with lift and stairs access.

ENTRANCE HALL

Secure entry unit. Double storage cupboard. Electric heater. Doors into

LIVING AREA

28' 6" x 9' 2" (8.69m x 2.79m) UPVC double glazed windows to front and side, eye level and base units with over worktop, inset stainless steel sink electric oven/ hob with extractor unit over. Integrated fridge/freezer, washer/dryer and dishwasher





laminated flooring.

BEDROOM 1

14' 10" x 10' 2" (4.52m x 3.1m) UPVC double glazed window to front, double storage cupboard/wardrobe, electric heater, fitted carpet. door into en-suite.

EN-SUITE SHOWER ROOM

Corner shower unit with sliding door. Low level WC. Vanity hand wash basin. Heated towel rail. Vinyl flooring.

BEDROOM 2

16' 1" x 11' 6" (4.9m x 3.51m) UPVC double glazed window to front, electric heater, fitted carpet.

BATHROOM

Bath with shower attachment over. Vanity hand wash basin. Low level WC. Vinyl flooring.

PARKING

Allocated parking space for one vehicle.

Rent - £825.00

Holding Deposit - £190.38

Security Deposit - £951.92

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		