



WOODS COURT, PROPELAIR WAY, COLCHESTER, CO4

£1,000 PCM





Ezelet are delighted to offer to the rental market a two bedroom ground floor flat, situated close to the main Train Station and local amenities. This property comprises of a lounge, kitchen, bathroom and two bedrooms with the main bedroom en suite. Further benefitting from having allocated permit parking for one vehicle and a Juliet balcony in the lounge. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Secure door into

#### LIVING ROOM

22' 2" x 11' 9" (6.76m x 3.58m) UPVC patio doors to rear, juliet balcony, electric heater, laminate flooring.

#### KITCHEN

10' 8" x 12' 2" (3.25m x 3.71m) UPVC double glazed window, eye level and base units with over worktop, inset stainless steel sink, extractor fan, integrated oven/ hob, fridge/freezer, washing machine, dishwasher, tiled flooring.

#### BEDROOM ONE

10' 5" x 12' 3" (3.18m x 3.73m) UPVC double glazed





window, electric heater, laminate flooring.

#### ENSUITE

Shower with Bi- fold doors, low level wc, hand wash basin, tiled flooring.

#### BEDROOM TWO

10' 9" x 8' 2" (3.28m x 2.49m) UPVC double glazed window, electric heater, laminate flooring.

#### BATHROOM

8' 9" x 7' 2" (2.67m x 2.18m) UPVC double glazed window, bath, low level wc, hand wash basin, tiled flooring.



#### PARKING

Allocated permit parking for one Vehicle.

Rent: £1,000

Holding Deposit: £230.76

Security Deposit: £1,153.84

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		