



ST JAMES PLACE, DE GREY ROAD, COLCHESTER, ESSEX, CO4

£825 PCM





Ezelet are delighted to offer this two bedroom top floor apartment ideally located with easy access to the A12. This property comprises of two double bedrooms, one with ensuite, spacious lounge/kitchen area and a family bathroom. Water is included for an extra £20 a month. Externally this property has permit parking for one vehicle and being close to Colchester General Hospital. This property is offered unfurnished and is available from 10th February. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Wood effect door into

#### HALLWAY

13' 78" x 4' 87" (5.94m x 3.43m) Storage cupboard, 1 x convector heater, fitted carpet.

#### LIVING ROOM

22' 29" x 9' 88" (7.44m x 4.98m) UPVC double glazed front and side, 1x convector heater, fitted carpet

#### KITCHEN

10' 92" x 7' 95" (5.38m x 4.55m) Eye level and base







units with over worktops, integrated oven and hob, extractor fan, integrated fridge/freezer, integrated washing machine, fridge/freezer, dishwasher, wood effect laminate flooring.

#### BEDROOM

9' 96" x 9' 02" (5.18m x 2.79m) UPVC double glazed window to the side, 1 x convector heater, double built in wardrobes, fitted carpet.

#### ENSUITE

Walk-in shower, low level wc, hand wash basin, heated towel rail, laminate flooring



#### BEDROOM TWO

16' 37" x 8' 80" (5.82m x 4.47m) UPVC double glazed window to front, 1 x convector heater, fitted carpet.

#### BATHROOM

Bath with shower, low level wc, hand wash basin, heated towel rail, laminate flooring.

Rent: £825.00

Security deposit: £951.92

Holding deposit: £190.38

## Energy Efficiency Rating

