



THE MEWS, COLCHESTER ROAD, COLCHESTER

£795 PCM





Ezelet are delighted to offer to the rental market this one bedroom maisonette located in the popular area of Ardleigh. This property comprises of a double bedroom, shower room, spacious open plan living/dining/kitchen area and allocated parking off road for one vehicle. Further benefitting from having local amenities and bus routes close by. This property is offered unfurnished and is available now. The Council tax band is an A. An early viewings is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Glassed front door, stairs to first floor landing with skylight. Doors to bedroom, shower room & kitchen/lounge.

#### SHOWER ROOM

Stand up shower, WC & wash hand basin.

#### BEDROOM

10' 4" x 9' 9" (3.15m x 2.97m) Double glazed window to side & built in airing/boiler cupboard.

#### LOUNGE/KITCHEN

18' 2" x 17' 1" (5.54m x 5.21m) narrowing to 11' 6" Two double glazed windows to front, eye and base



level units, sink with drainer, extractor fan, built in gas hob with integrated electric oven & under counted fridge. Please note, there is a dishwasher in the property which does not function and the landlord will not be replacing it.

### PARKING

Allocated parking for one vehicle.

Rent: £795.00

Holding Deposit: £183.46

Security Deposit: £917.30



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	41   E	
21-38	F		
1-20	G		