



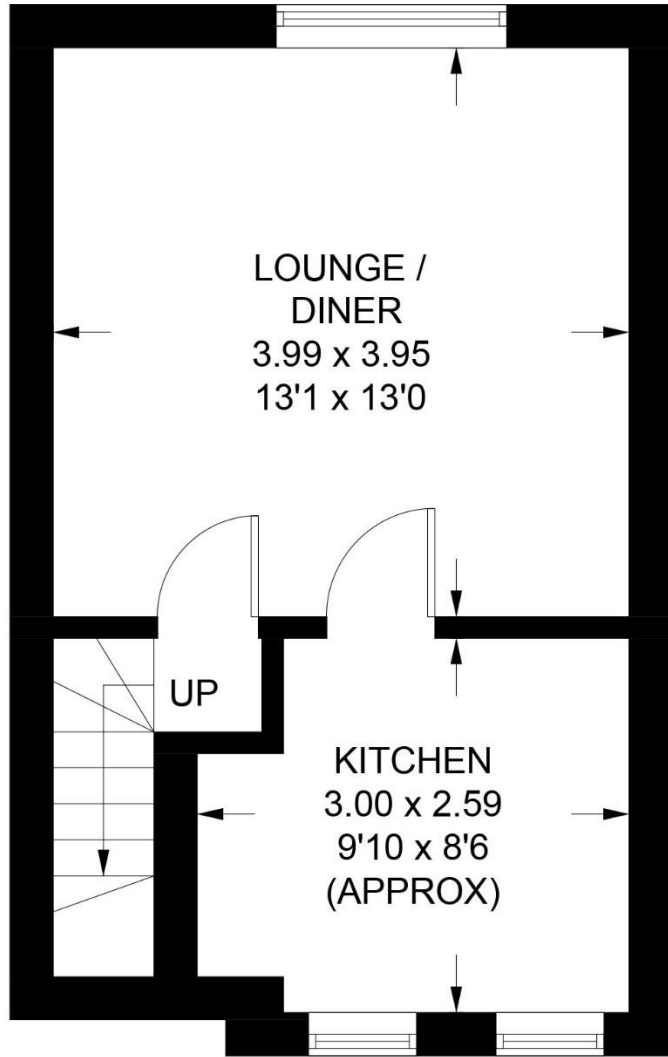
5B CHURCH WALK  
COLCHESTER, ESSEX, CO3 3EN

TO LET

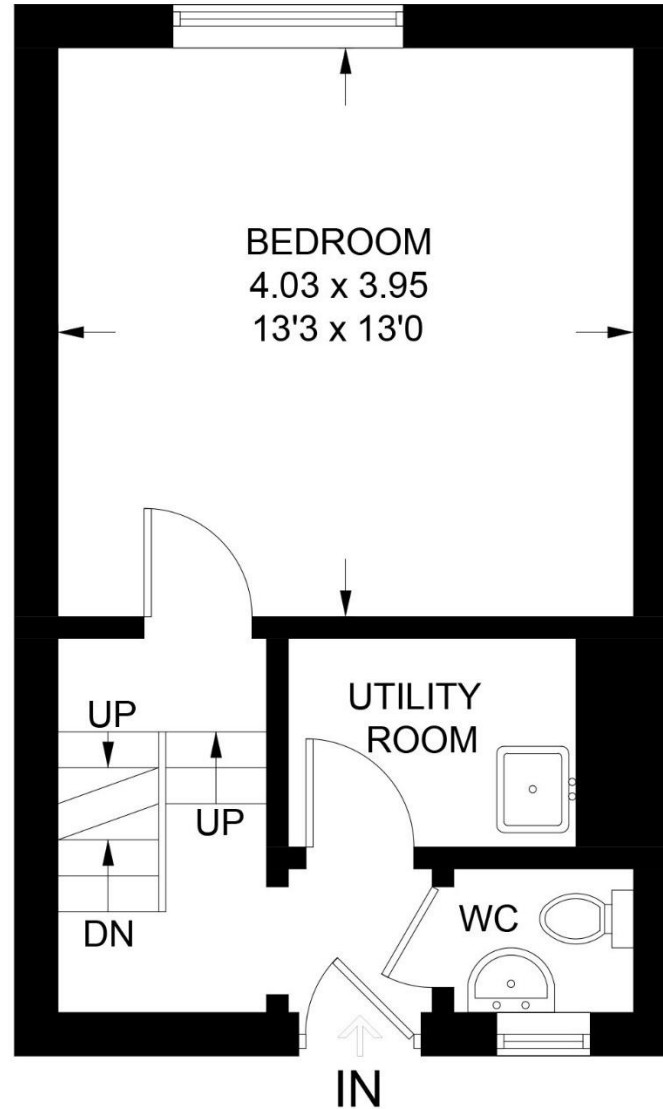
**NP** NICHOLAS  
PERCIVAL

# Church Lane

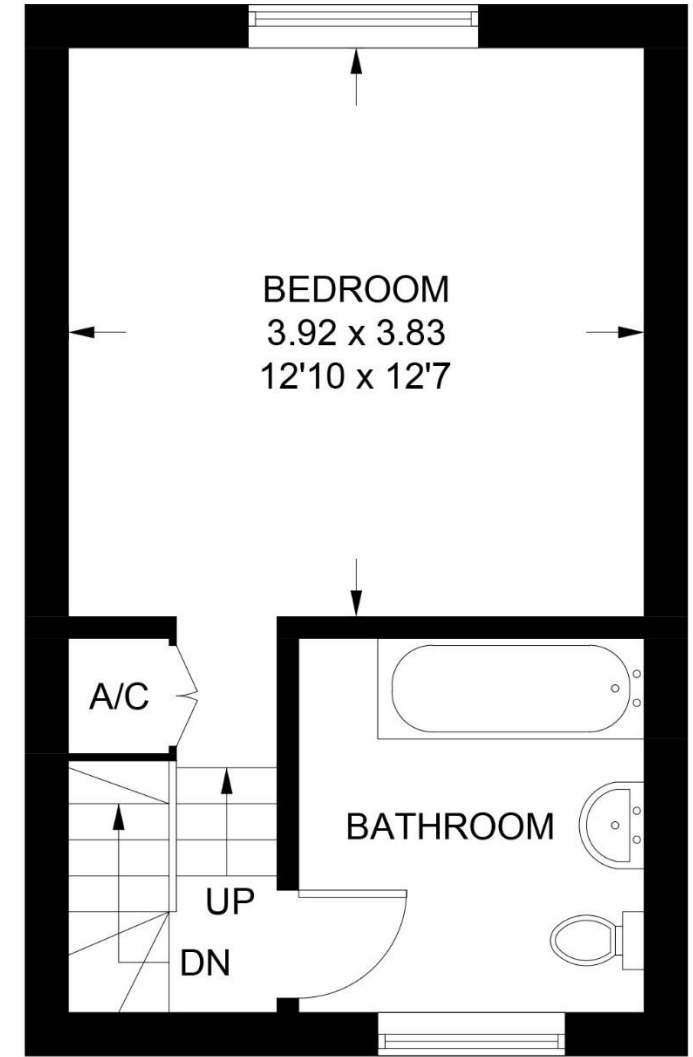
Approximate Gross Internal Area = 80.1 sq m / 861 sq ft



**Ground Floor**  
26.4 sq m / 284 sq ft



**First Floor**  
26.9 sq m / 289 sq ft



**Second Floor**  
26.8 sq m / 288 sq ft

To Let: £ 750 pcm exclusive  
Holding Deposit £170  
Deposit £865  
EPC: E  
Colchester City Council Tax Band A

Completely refurbished spacious maisonette above a retail unit located in a secluded location within the City Centre. The property benefits from new fitted kitchen, redecorated throughout and electric heating. There is no parking.

\* ENTRANCE HALL \* CLOAKROOM \* UTILITY ROOM \* LOUNGE  
\* \* NEW FITTED KITCHEN \* TWO DOUBLE BEDROOMS \*  
\* BATHROOM \*



#### Entrance Hall

with door to rear, door to:

#### Cloakroom

with white suite comprising low level W.C and wash hand basin, electric down heater.

#### Utility Room

with plumbing for washing machine and position for tumble dryer beneath worktop, wash hand basin, tiled walls, electric down heater, extractor fan.

#### Stairs down to:

#### Lounge

with window to front, electric night storage heaters, BT & TV points, steps down to:

#### Kitchen

with 2 windows to rear, newly fitted with comprehensive range of units and worktops, electric down heater, extractor fan.

#### Stairs from Entrance Hall up to:

#### Bedroom 2

with window to front, electric night storage heater, TV point.

#### Stairs up to:

Landing with airing cupboard housing hot water cylinder and linen shelves.

#### Bathroom

White suite comprising low level W.C., pedestal wash hand basin, panelled bath with electric shower over and shower

screen, vinyl flooring, electric heated towel rail.

#### Bedroom 1

with window to front, electric night storage heater, T.V point.

#### Outside

The property is approached over an alley shared with two other properties, accessed through a secured gate from Church Walk.

#### Broadband and Mobile coverage

Max download speed Ultrafast 1000Mbps & upload speed 100Mbps available. Mobile phone coverage available with EE, Three, O2 and Vodafone. Source Ofcom

#### Viewing

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk).

**IMPORTANT:** we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;