



HADDON PARK, COLCHESTER, CO1

£775 PCM





Ezelet are delighted to offer to the rental market a top floor one bedroom flat, this property has beautiful views over the river, close to local amenities, the property comprises of a double bedroom, lounge/dining room, kitchen with electric oven/ hob, bathroom, this property is offered unfurnished, has parking and is available from the 15th July 2022. An early viewing is advised to appreciate the property on offer.

#### ENTRANCE HALL

Entrance security door into

#### ENTRANCE

Entrance door into hallway

#### LIVING ROOM/ DINING ROOM

14' 3" x 10' 8" (4.34m x 3.25m) UPVC double glazed bay window to the front, electric heater, fitted carpet.

#### KITCHEN

11' 1" x 5' 9" (3.38m x 1.75m) Eye level and base units with over worktops, integrated electric/ hob, extractor fan, vinyl flooring.



### BEDROOM

14' 4" x 9' 5" (4.37m x 2.87m) UPVC double glazed window to the rear, electric heater, fitted carpet.

### BATHROOM

Bath with over shower, low level wc, hand wash basin, tiled throughout, vinyl flooring.

### PARKING

Parking to the front of the block.

Rent: £775.00

Holding Deposit: £178.84

Security Deposit: £894.23



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	84	84
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	