



FORGE COURT, ARDLEIGH, COLCHESTER, CO7

£995 PCM





We are delighted to offer to the rental market this spacious two bedroom maisonette with parking below located in the Ardleigh. This property comprises of two good sized bedrooms, a large open plan lounge/kitchen/diner and family bathroom. Further benefitting from under floor heating and allocated parking for one vehicle. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Front door, entrance porch and stairs to 1st floor.



#### LIVING ROOM

21' 2" x 16' 4" (6.45m x 4.98m) Open plan lounge/diner/kitchen, wooden flooring with underfloor heating, two double glazed windows to front, two velux windows to rear.

#### KITCHEN/DINER

Wooden flooring with underfloor heating, eye and base level units, integrated gas hob with extractor hood, integrated double oven, integrated dishwasher, space and plumbing for washing machine and freestanding American fridge freezer.





#### BEDROOM ONE

10' 9" x 9' 7" (3.28m x 2.92m) Fitted carpet, underfloor heating and double glazed window to front.

#### BEDROOM TWO

9' 6" x 9' 7" (2.9m x 2.92m) Fitted carpet, underfloor heating and double glazed window to front.

#### BATHROOM

Underfloor heating, one velux window to rear and a full suite comprising of a WC, wash hand basin and bath with shower over.

#### OUTSIDE

Carport for one vehicle, patio garden and external under stairs storage cupboard.

Rent: £995.00

Holding Deposit: £229.61

Security Deposit: £1,148.07



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		