



LETHE GROVE, COLCHESTER, ESSEX, CO2

£1,150 PCM





We are delighted to offer to the rental market this spacious, newly decorated, two-bedroom first floor flat, situated just off Berechurch Road. This property comprises of two double bedrooms, spacious lounge, kitchen and bathroom. Further benefitting from having Gas central heating and parking available. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer!

#### ENTRANCE HALL

Secure door into

#### HALLWAY

Built in cupboards, 1 x radiator, wood effect flooring.



#### LOUNGE

15' 10" x 12' 0" (4.83m x 3.66m) UPVC double glazed window to the front, 1 x radiator, wood effect flooring.



#### KITCHEN

8' 6" x 10' 4" (2.59m x 3.15m) UPVC double glazed window the rear, eye level and base units with over worktop, inset stainless steel sink, freestanding electric oven/ hob, washing machine, space for Fridge/ freezer,.

#### BEDROOM ONE

11' 10" x 9' 7" (3.61m x 2.92m) UPVC double glazed window to the front, built in cupboard, 1 x radiator, wood effect flooring.

#### BEDROOM TWO

9' 4" x 9' 10" (2.84m x 3m) UPVC double glazed window to the rear, built in cupboard, 1 x radiator, wood effect flooring.

#### BATHROOM

5' 5" x 6' 9" (1.65m x 2.06m) UPVC double glazed window to the rear, bath with over shower, low level wc, hand wash basin, tiled floor, extractor fan,

#### PARKING

On road parking.

Rent: £1,150.00

Holding Deposit: £265.38

Security Deposit: £1,326.92



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements