



HIGH STREET, WIVENHOE, COLCHESTER, ESSEX, CO7

£800 PCM





We are delighted to offer to the rental market this one bedroom newly renovated first floor flat located in the popular area of Wivenhoe. This property comprises of a double bedroom, shower room, open plan living room and a brand-new kitchen. Further benefitting from being within close proximity to the Train Station and the waterfront. This property is offered unfurnished and is available now. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE

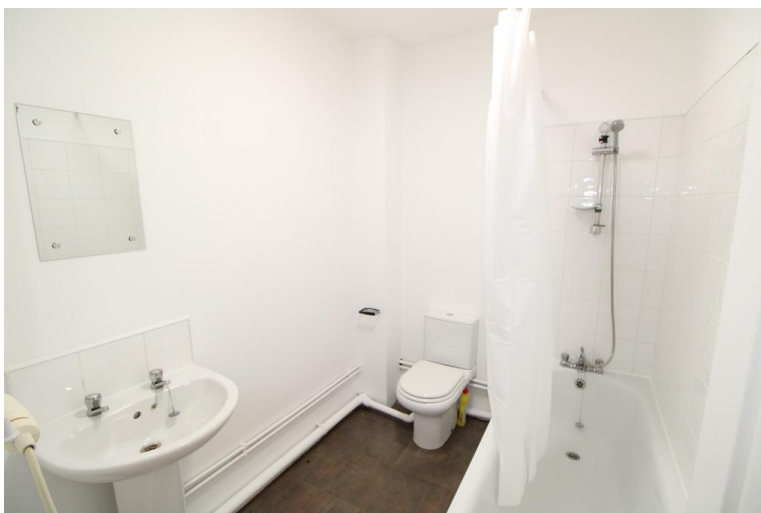
Secure entry system. Door to entrance hallway with stairs to first floor.

ENTRANCE HALL

Door into

LIVING AREA

UPVC double glazed sash window to front. Electric heater. Vinyl flooring.



Kitchen area - eye level and matching base units with over worktop, integrated electric oven/ hob, extractor fan, Inset stainless steel sink. Space for fridge and washing machine.

BEDROOM

9' 8" x 8' 5" (2.95m x 2.57m) UPVC double glazed sash window to front. Built in storage cupboard. Electric heater. Fitted carpet.

BATHROOM

Bath with shower over. Low level WC. Vanity hand wash basin. Vinyl flooring.

Rent - £800.00

Holding Deposit - £184.61

Security Deposit - £923.07

Council Tax - Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		