



HIGH STREET, WIVENHOE, COLCHESTER, ESSEX, CO7

£950 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, spacious 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 HALL

Secure door into.



LIVING ROOM

16' 1" x 16' 3" (4.9m x 4.95m) Double glazed window to the rear and front. fitted carpet, electric heating.

Kitchen - Eye level and base units with over worktops, inset stainless steel sink, integrated oven/hob, extractor fan, space for Fridge/ freezer, space for Washing machine.

BEDROOM

11' 2" x 10' 2" (3.4m x 3.1m) Double glazed window to the front, fitted carpet, electric heating.



SHOWER ROOM

9' 2" x 4' 9" (2.79m x 1.45m) Double glazed window to the rear, double shower cubicle, low level wc, hand wash basin, heated towel rail, vinyl flooring.

Council Tax - A

Rent: £950.00

Holding Deposit: £219.23

Security Deposit: £1,096.15



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |