

NP NICHOLAS
PERCIVAL

To Let. £950 PCM

21a London Road, Stanway, Colchester, CO3 0NR

Incorporating **BS** BIRCHALL
STEEL



PHYSIO SERVICES

REHABILITATION. RECOVERY. RELIEF.

Services Available:

Physiotherapy

Elder Care Rehabilitation

Ultrasound Guided Injections

Shock Wave Therapy

Acupuncture

Sports Injury Management

Injection Therapy

01206 919144

www.physioservices.org

Client Parking Only
NO UNAUTHORISED PARKING



A well-presented and generously proportioned one-bedroom first-floor maisonette situated in a highly convenient central Stanway location Close to a range of local amenities and transport links.

To Let £950 pcm | Deposit £1095 | Holding deposit £219 | EPC Rating: E51

The property benefits from its own private entrance, with an entrance porch and hallway leading to stairs that rise to a spacious first-floor landing offering ample room for storage.

The kitchen is positioned at the front of the property and features white shaker-style units, a gas hob, electric oven, and space for a fridge freezer. The front-facing bedroom enjoys good natural light and provides a comfortable space for a double bed. To the rear, the living and dining room offers a well-proportioned area suitable for a variety of furnishings.

The bathroom comprises a white suite with a bath and shower over, wash basin, and WC. A useful storage cupboard provides additional space and includes plumbing for a washing machine.

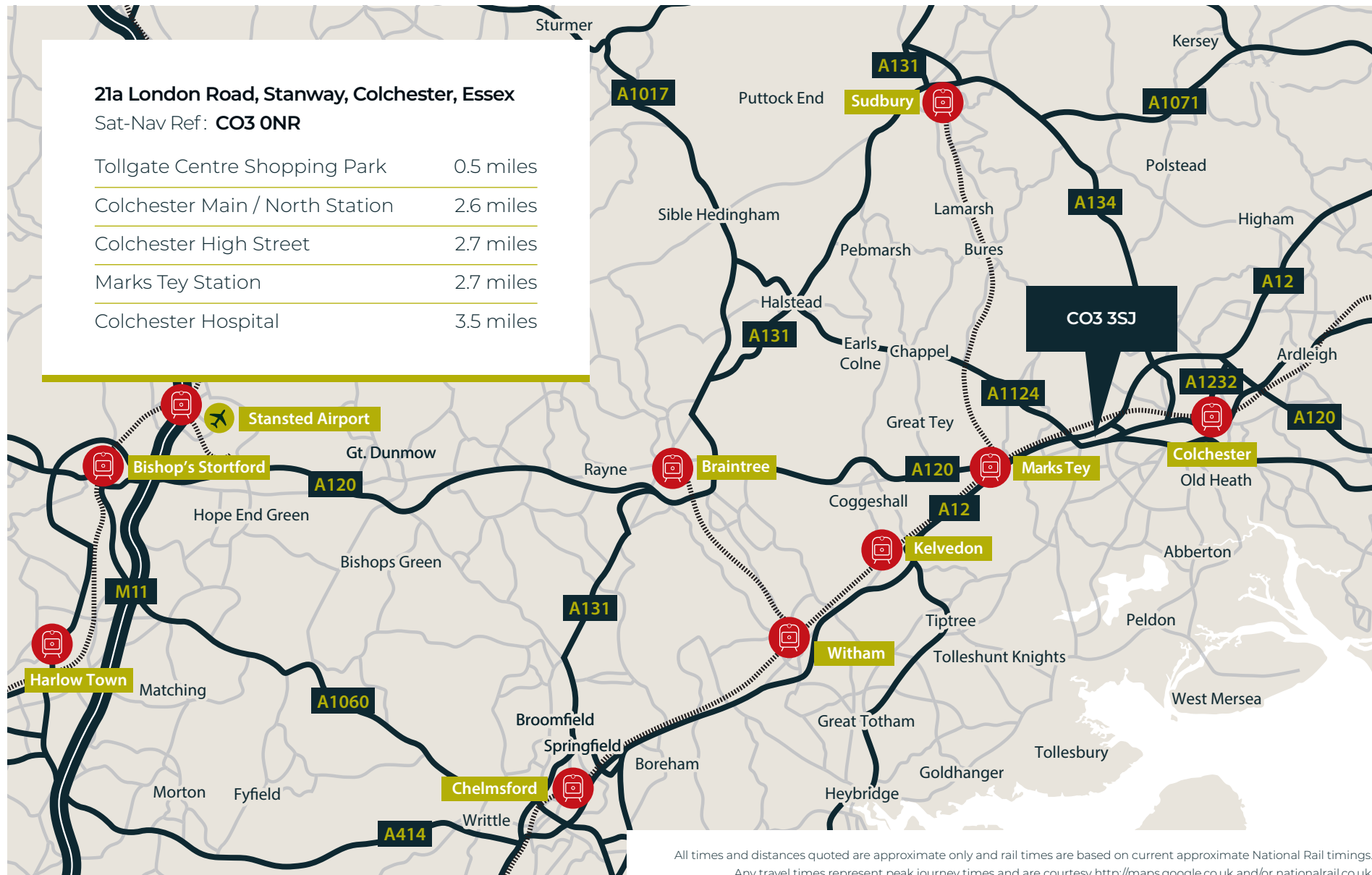
The property is further enhanced by the provision of two allocated parking spaces.

This maisonette offers practical, well-arranged accommodation and would make an excellent home for a professional individual or couple seeking a property in a convenient and well-connected location.

21a London Road, Stanway, Colchester, Essex

Sat-Nav Ref: **CO3 0NR**

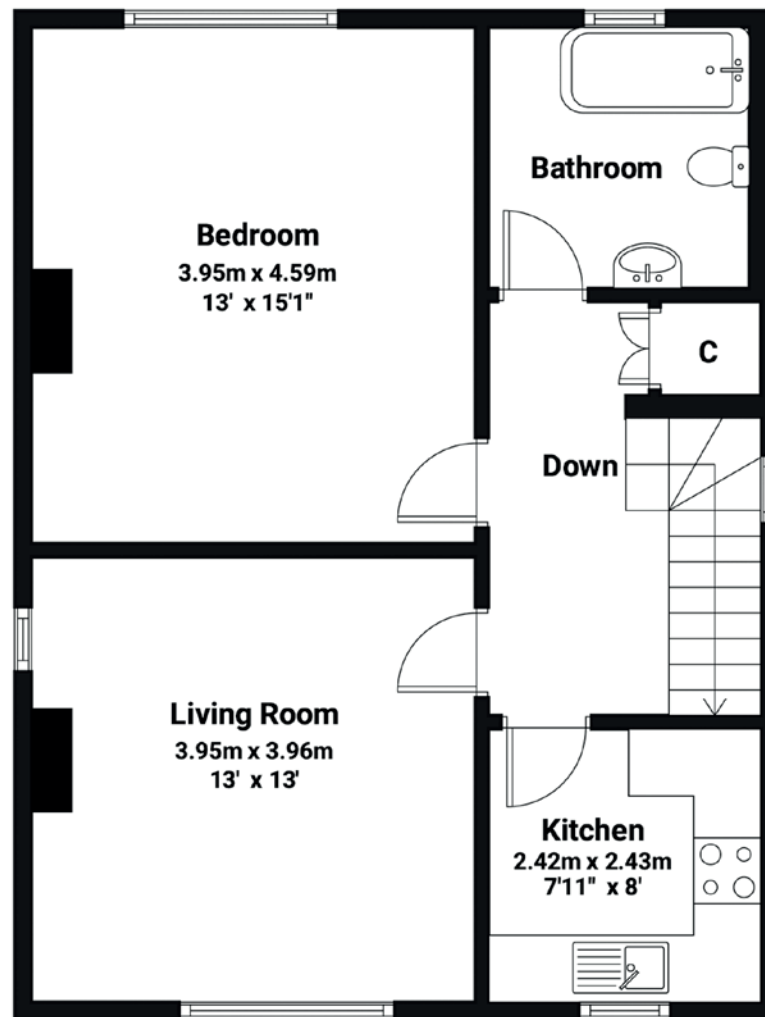
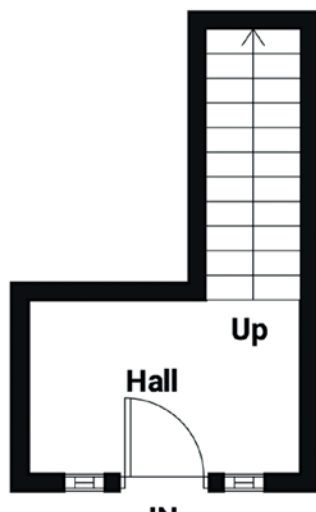
Tollgate Centre Shopping Park	0.5 miles
Colchester Main / North Station	2.6 miles
Colchester High Street	2.7 miles
Marks Tey Station	2.7 miles
Colchester Hospital	3.5 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







**21a London Road, Stanway,
Colchester, Essex**

Internal Floor Area: 645.3 SqFt (59.95 SqMt)

Illustration for identification purposes only.
Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Letting Agents.

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STEEL

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.