



ST JAMES PLACE, DE GREY ROAD, COLCHESTER, CO4

£775 PCM





We are delighted to offer to the rental market this well presented one bedroom top floor apartment, located close to the A12, Colchester Hospital and Football Stadium. This property comprises of an open plan lounge/ kitchen with integrated appliances, double bedroom and bathroom. There is an extra charge of £20.00 on top of the monthly rental for water usage. Externally this property has an allocated parking space for one vehicle, this is permit parking. This property is offered unfurnished and is available 15th May 2024. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Entrance with phone system.

#### HALLWAY

Built in cupboard, 1 x radiator, fitted carpet.

#### LIVING ROOM

22' 7" x 10' 10" (6.88m x 3.3m) UPVC double glazed windows to the front and side, 1 x electric heater, fitted carpet.

#### KITCHEN

Eye level and base units, integrated oven/ hob,



extractor fan, integrated fridge/freezer, washing machine, inset stainless steel sink, integrated dishwasher, wood effect flooring.

#### BEDROOM

10' 3" x 9' 9" (3.12m x 2.97m) UPVC double glazed window to the front, 1 x radiator, fitted carpet.

#### BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m) Bath with over shower, low level wc, hand wash basin, wood effect flooring.

#### PARKING

Allocated permit parking for one vehicle.

Rent: £775.00

Holding Deposit: £178.84

Security Deposit: £894.23

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		