

oakheart

£1,000 Per Month

Per Month

Claremont Heights, Colchester





A well presented second floor apartment which is situated just a stones throw from the mainline train station, city centre and a number of local shops and amenities.

The accommodation comprises of a good sized living room, separate kitchen which features some appliances, two double bedrooms which both benefit from fitted wardrobes and a bathroom with shower over the bath.

Externally there is allocated parking for one vehicle.

The property is offered on a furnished basis and is available for early July. Call the Oakheart lettings team for further information.



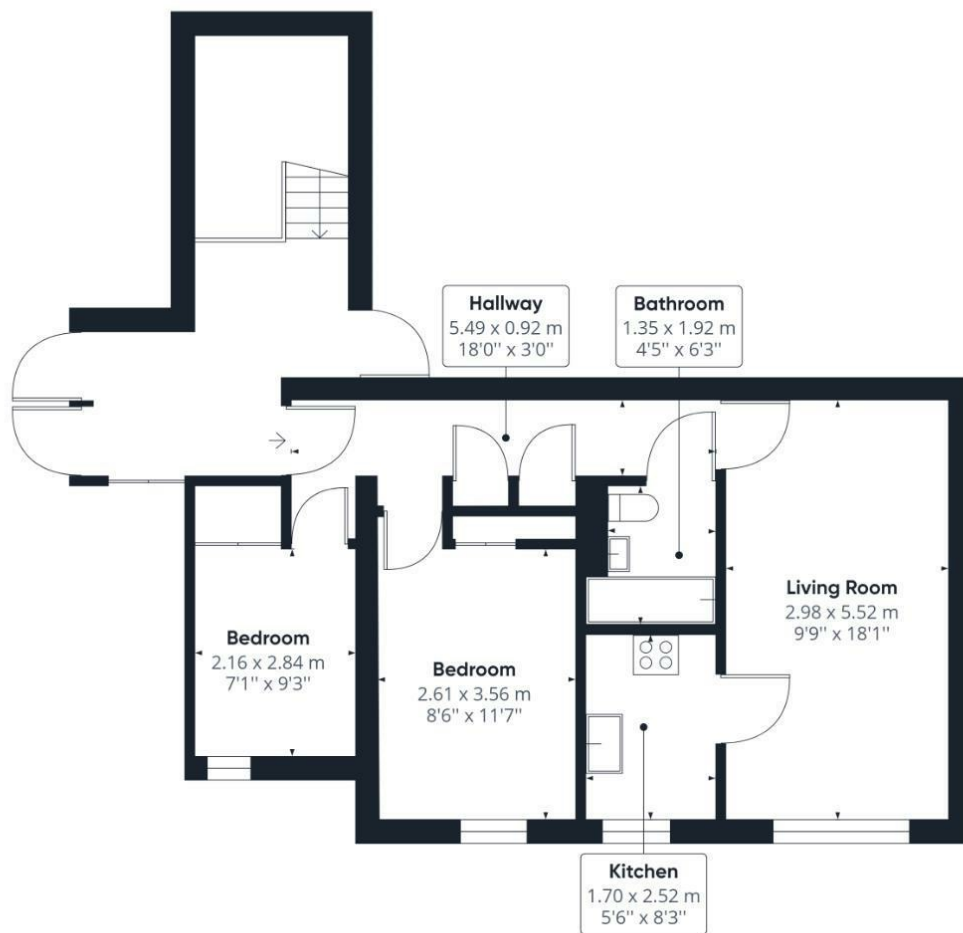












Local Authority:

£1504 (CBC)

Tenure:

Council Tax Band:

B

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 73                         | 77        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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

Oakheart Colchester - Lettings  
01206 803 308  
colchesterlettings@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**