

oakheart

£900 Per Month

Per Month

Alan Way, Colchester



Nestled in the charming area of Prettygate, this delightful upper maisonette offers a perfect blend of comfort and modern living. The property features a well-appointed double bedroom, ideal for relaxation and rest. The good-sized living room provides a welcoming space for entertaining guests or enjoying quiet evenings at home.

The modern fitted kitchen comes equipped with some

essential appliances, making it a practical choice for those who enjoy cooking. The contemporary shower room adds to the appeal, ensuring convenience and style.

For those with vehicles, the property boasts parking for one vehicle, along with the added benefit of a garage, providing ample storage space.

Offered unfurnished and available from the End Of April. Call the Oakheart lettings team for further information.











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Approximate total area<sup>®</sup>  
35.37 m<sup>2</sup>  
380.71 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

£1405

Tenure:

Council Tax Band:

A

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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.

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