



Blackburn House, Crouch Street, Colchester, CO3 3HH

£875 Per Month



Situated in the centre of Colchester, is this executive-style second floor one bedroom apartment in a new development. Located on the doorstep of an abundance of local amenities including retail, food and leisure facilities. Within easy walking distance of bus routes to North Station for major city links including London Liverpool Street, Chelmsford, etc, the property is ideal for easy commutes.

Fitted to a high standard and contemporary in style, the accommodation comprises of open plan living with a modern kitchen, fitted with integrated appliances including a fridge/freezer, eye level wall mounted oven and a washing machine. Ideal for a couple or single occupier, the property further provides a double bedroom with a fitted wardrobe and a modern shower room including a walk-in shower unit.

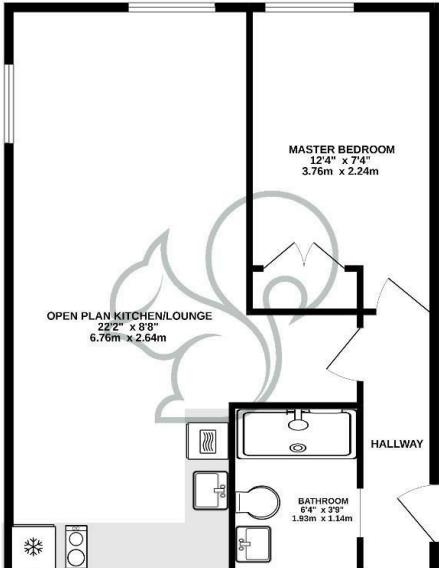
Enhanced with a communal lift, an intercom phone entry system and a bike store.

Call the Oakheart Lettings team today to arrange a viewing!

- One Double Bedroom
- Second Floor Apartment
- Executive-Style
- Kitchen with Integrated Appliances
- Open Plan Living
- Fitted Wardrobe to Master
- Modern Shower Room
- Communal Lift & Bike Shed
- Available Early September

Viewing

Please contact our Oakheart Colchester Lettings Office on 01206 803 303
if you wish to arrange a viewing appointment for this property or require further information.

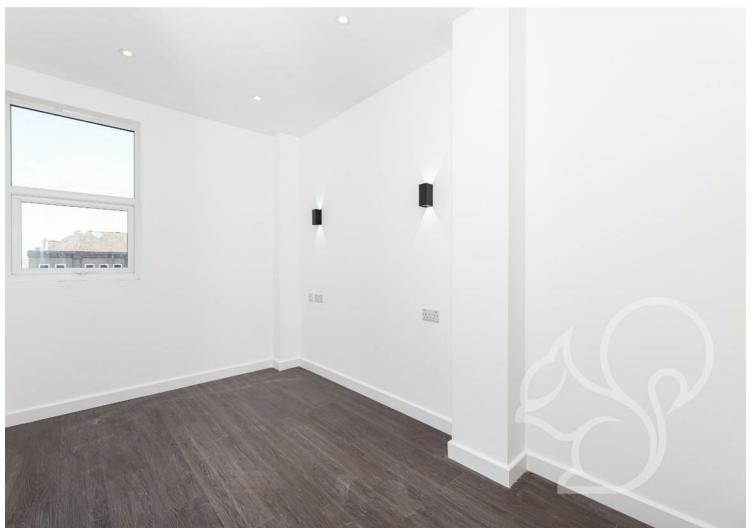


Whilst every attempt has been made to ensure the accuracy of the floorplan contained, these measurements are approximate and should not be relied upon for any construction or measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor reserves the right to make any alterations to the property prior to sale and no guarantee is given that any alterations will not be made.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.