



## Blackburn House, Crouch Street, Colchester, CO3 3HH

**£800 Per Month**



This executive-style second floor studio apartment sits within the centre of Colchester. Benefiting from an abundance of local amenities on the doorstep including retail, food and leisure facilities. Sitting within walking distance of easy bus routes to North Station for major city links including London Liverpool Street, Chelmsford, etc.

Internally, the accommodation offers contemporary and high quality open plan living with dual aspect windows for plenty of natural lighting and a modern kitchen, fitted with integrated appliances including a fridge/freezer and a washing machine. Ideal for single occupier, the property further provides a modern shower room.

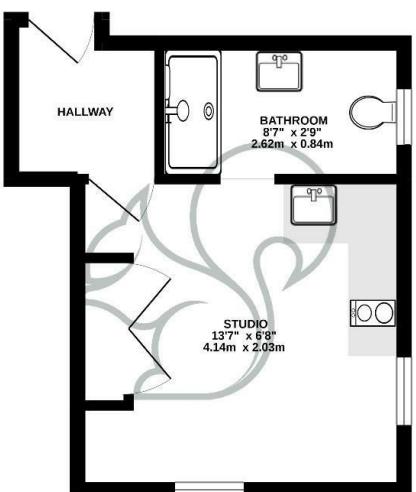
Enhanced with a communal lift, an intercom phone entry system and a bike store

Call the Oakheart Lettings team today to arrange a viewing!

### Viewing

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

- Studio Apartment
- Second Floor
- Executive Style
- Open Plan Living
- Kitchen with Integrated Appliances
- Modern Shower Room
- Fitted Wardrobes
- Parking Available on Separate Negotiation
- Available Now
- Unfurnished



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and must be used as a guide only. Prospective purchasers must satisfy themselves as to the dimensions or floor areas. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and is not a detailed architectural drawing. It is not a survey. It is not a plan of the property. It is not a map.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(F plus) A		
(B1-B1) B		
(B9-B0) C	72	72
(S5-S6) D		
(S9-S4) E		
(Z1-Z8) F		
(I-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(F plus) A		
(B1-B1) B		
(B9-B0) C		
(S5-S6) D		
(S9-S4) E		
(Z1-Z8) F		
(I-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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