



## Sheepen Place, Colchester, CO3 3LT

### £1,100 Per Month



A modern and well presented two bedroom second-floor apartment located within close proximity to Colchester's city centre. This apartment benefits from having an open plan living accommodation with the benefit of a Juliet balcony and master bedroom with en suite. The property has been recently painted throughout with fresh white walls and new laminate flooring.

Entrance to the property is gained via a communal entrance with lift access to the second floor. A private entrance door then leads through to a hallway which gives access to the open plan kitchen/lounge. The kitchen area has a range of integrated appliances to include washer/dryer and fridge/freezer. Leading from the lounge is the private Juliet balcony. There are two bedrooms with the master benefiting from an en suite shower room. The second bedroom would make a generous single or a smaller double. There is also a large modern family bathroom.

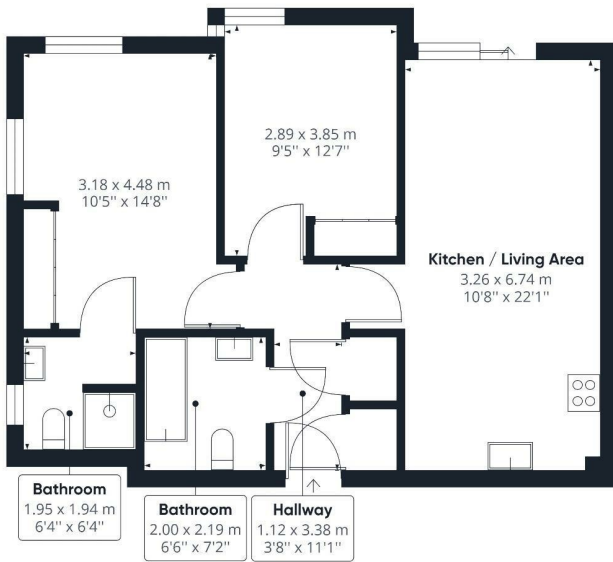
Call Oakheart Property today for further information!

\*Please note that there is no parking with this property\*

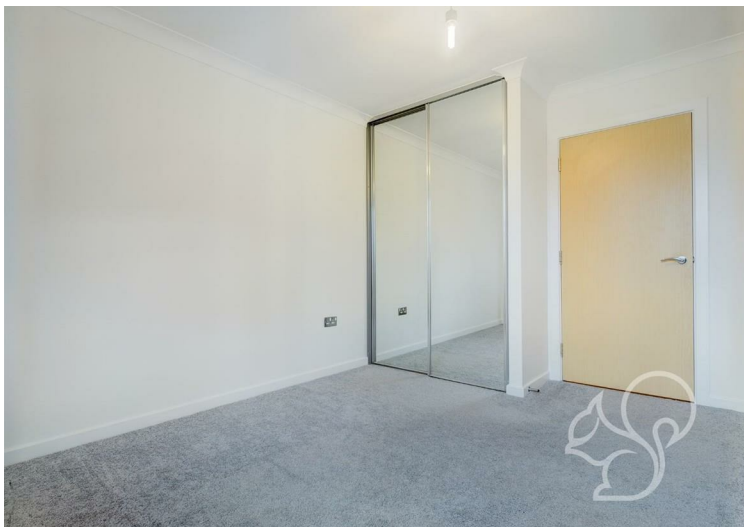
- Two Bedrooms
- Ensuite To Master
- Modern Throughout
- Open-Plan Living
- Fitted Kitchen
- Easy Access To A12
- Close To Amenities
- No Parking Available
- Offered Unfurnished
- Available Now

### Viewing

Please contact our Oakheart Colchester - Lettings Office on 01206 803 308 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.