



Matthew James



Holly Lodge 2b High Street North, West Mersea, Colchester, CO5 8JU

£1,300 Per Month

- Brand New Property
- Kitchen, Bathroom and Cloakroom
- Two Allocated Parking Spaces
- Available Mid February
- Two Double Bedroom
- Private Rear Garden
- Gas Central Heating
- Unfurnished

Holly Lodge 2b High Street North, Colchester CO5 8JU

A brand new built two bedroom mid terraced home located in the every popular waterside location of West Mersea. The property is finished to a high standard throughout and offers modern spacious accommodation within close proximity to local shops. The Property is available Mid February and comes unfurnished.



2



1



2



B

Council Tax Band: B



Entrance/Hallway

9'5" x 5'10"

A light entrance room with tiled floor. Stairs rising to the first floor landing with an oak bannister and under stairs cloakroom. Doors leading to:

WC

5'7" x 2'8"

A modern cloakroom with tiled floor and low level WC with chrome effect flush plate. Wall mounted vanity unit with chrome effect mixer tap and stone splashback.

Kitchen

12'11" x 7'6"

A brand new kitchen suite with stainless steel single bowl sink and drainer with mixer tap over inset into stone worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Free standing double electric oven and hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Window to front aspect. Stone floor.

Living Room

10'11" x 13'10"

A large and bright room with French doors to rear garden. Stone floor.

Landing

8'11" x 5'5"

With doors leading to:

Bedroom One

10'11" x 13'9"

A double bedroom with two windows to the rear aspect. Carpeted.

Bedroom Two

13'0" x 7'2"

A double bedroom with window to front aspect. Carpeted.

Bathroom

7'9" x 6'2"

A luxury suite with white panel bath and shower attachment over and glass shower screen. Low level WC and wall mounted vanity unit with chrome effect mixer tap and stone splashback. heated towel rail and window to front aspect.

Outside

To the front of the property is two allocated parking spaces and a communal bin store. Pedestrian access to the rear garden via side gate. The rear garden is laid to patio and all enclosed by panel fence.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £1,500.00

Council Tax Band: B

Availability: Mid Feb

EPC Rating: B

No Pets

Non Smokers

* MJPC have partnered with Deposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James

Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

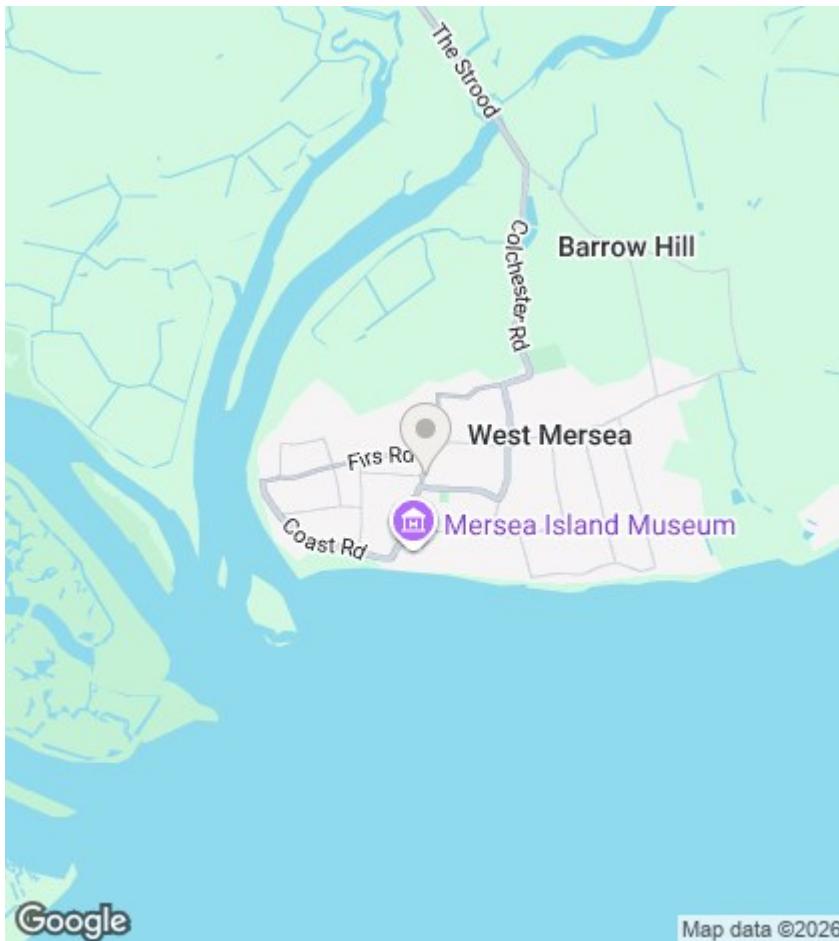
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Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"



Map data ©2026

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 tenants 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.

Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

EPC Rating:

B

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (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 |
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