



15 St. Julian Grove, Colchester, CO1 2PZ

£1,100 Per Month

- Victorian Terrace Home
- Two Double Bedrooms
- Recently Redecorated
- Available Now
- Two Reception Rooms
- Character Features
- Close to City Centre
- Unfurnished

Living Room

10'11" x 10'6"

Bright room with window to front aspect. Feature fireplace. Door leading to:

Dining Room

9'4" x 9'10"

Window to rear aspect. Under stairs storage cupboard. Stairs to first floor landing. Door leading to:

Kitchen

9'8" x 6'6"

With stainless steel single bowl sink and drainer inset into rolled edge 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. Fridge/freezer. Window to side aspect. Door leading to:

Hallway

With plumbing for washing machine.

Bathroom

6'5" x 6'1"

Fitted with w white suite comprising panel bath and shower attachment over. Low level WC, pedestal wash hand basin. Heated towel rail. Window to side aspect.

Landing

With doors leading to:

Bedroom One

10'11" x 10'7"

A double bedroom with feature fireplace. Window to front aspect

Bedroom Two

9'4" x 8'2"

A double bedroom with window to rear aspect.

Outside

The rear garden will be laid to patio with pedestrian access to the rear. Parking is available in nearby carpark (permit required).

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1153.00

Council Tax Band: B

Availability: Now

EPC Rating: E-39

No Pets

Non Smokers

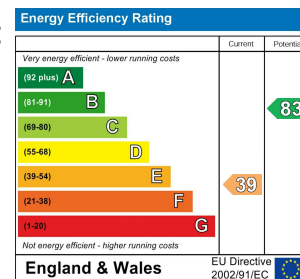
MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

B

EPC Rating:

E



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.

MJPC is a member of propertymark which is a client money protection scheme, and 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.

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 Offer"