



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## MAGDALEN STREET, COLCHESTER, CO1 2LA

£950 PCM

Lamb and Co are pleased to advertise this one bedroom first floor flat. Located down Magdalen Street, Colchester. This property benefits from being close to local amenities and being 0.4 miles away from local train station. This property will be available from early September. Contact the office to express interest.

- Available Early September
- All Electric
- Guarantor Required
- One Bedroom
- No Pets/Non Smokers
- EPC- E
- First Floor Flat
- Council Tax Band - A



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## Entrance/Hallway

Communal wooden door to stairs leading to the flat. Wooden door to small hallway. Vinyl flooring. airing cupboard housing the water tank.

## Bathroom

5'06 x 8'01 (1.68m x 2.46m )



Tiled flooring. Low level WC and pedestal sink basin. Plumbing for washing machine, washing machine will be staying as a gesture of goodwill. Bath with wooden side panel. Electric shower over. Double glazed window to the front of the property.

## Lounge/Kitchen

15'04 x 13'04 (4.67m x 4.06m)



Lounge area has laminate flooring. Electric panel heater. Double glazed bay window to the front. Kitchen area has vinyl flooring. White low and eye level units. Stainless steel sink with drainer and mixer tap. Electric integrated hob and oven with extractor over and splash back tiles. Fridge freezer staying as a gesture of goodwill.

## Bedroom

9'07 x 12'04 reduced 10'03 (2.92m x 3.76m reduced 3.12m)



Carpeted. Built in wardrobe. Electric storage heater and electric panel heater. Double glazed windows to the front and the side of the property.

## Front of Property



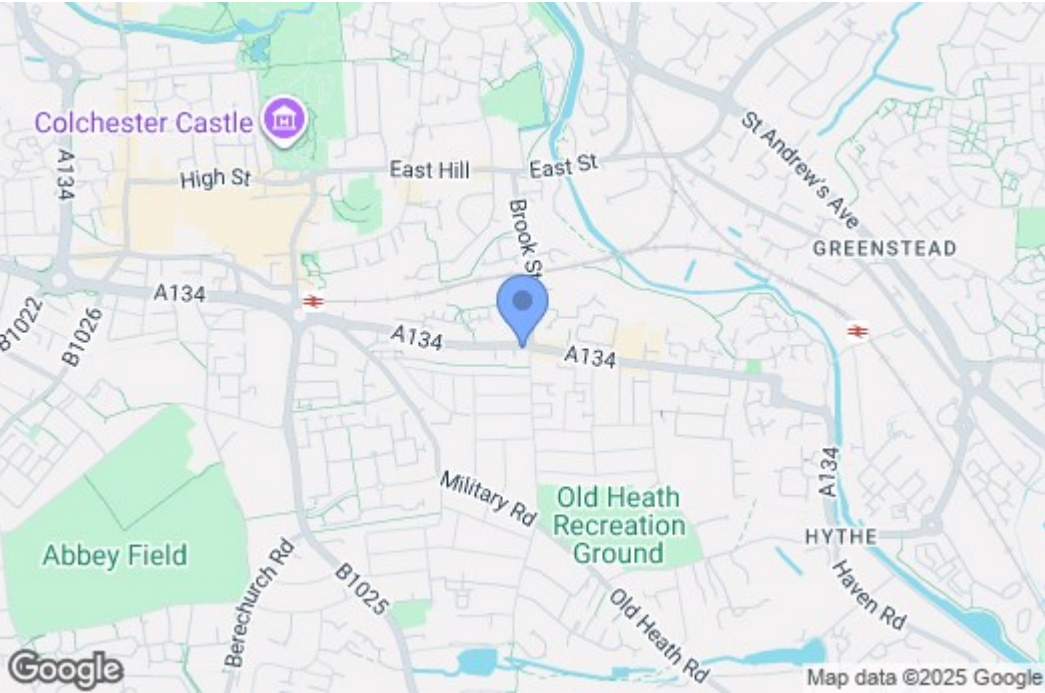
Communal door is accessible next the Barber shop.

## Agent Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

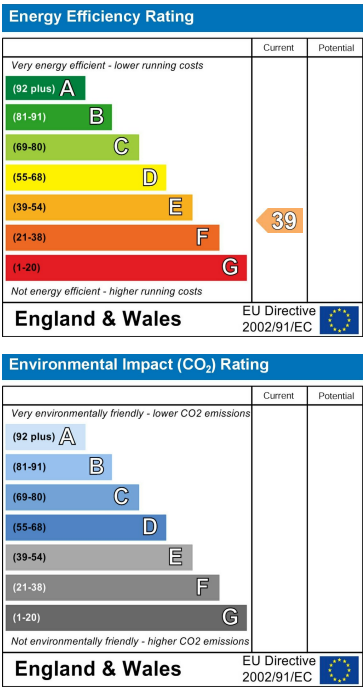


Map



Floorplan

EPC Graphs



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