



Foundation House, 1 Long Wyre Street, Colchester, Essex, CO1 1AZ

£1,175 per month

A very large two bedroom second floor apartment, perfectly situated in the heart of Colchester's historic City centre.

- Modern apartment
- Two bedrooms
- Second floor apartment
- In the heart of Colchester's historic City centre
- Stylish kitchen with spaces for appliances
- Electric heating
- Double glazed windows
- Great access to amenities
- Contemporary bathroom & ensuite shower room
- Bike store for residents



A modern two bedroom second floor apartment, perfectly situated in the heart of Colchester's historic City centre. Due to its convenient location the property provides fantastic access to all local amenities and is also within walking distance of Colchester Town station. The apartment is extremely spacious, is very well presented and offers a stylish kitchen with spaces for appliances as well as a contemporary bathroom & ensuite shower room. Further benefits include double glazed windows, a large balcony and bike storage available for residents. Please note there is no parking with the property.

Important information

Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1355.76

Availability: 20th February

No Pets

Non Smokers

Council tax band - B

EPC rating - D

Services -We understand that mains water and electricity are connected to the property.

Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker - January 2025).

Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, Vodafone and Three. (Ofcom Mobile Checker – January 2025)

Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

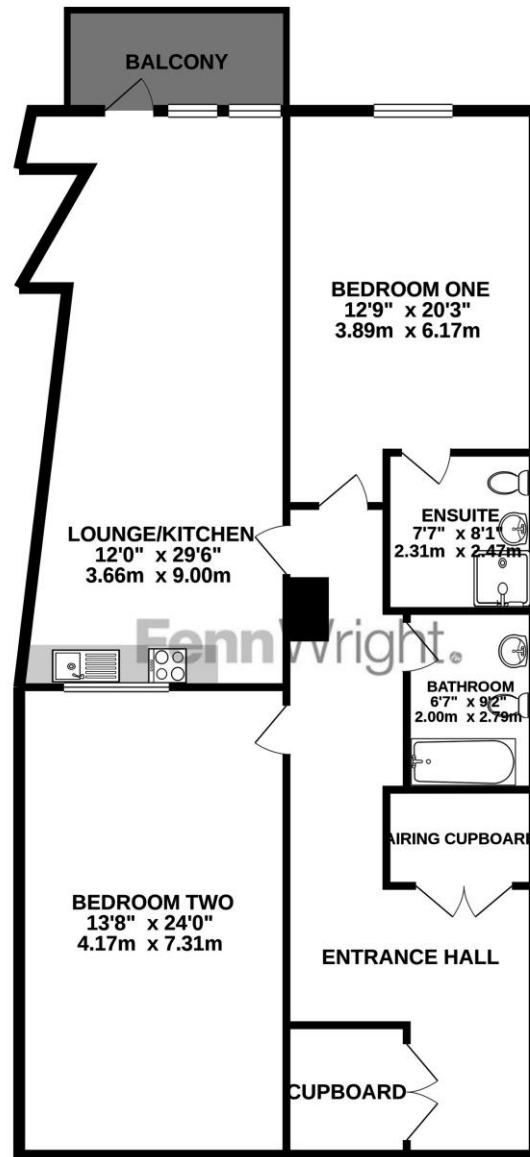


Consumer Protection Regulations 2008

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Colchester
Essex, CO1 1AZ

GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS

The Property Ombudsman