



6 Altius Chase, Colchester
Colchester, CO4 5WT

£1,125 PCM

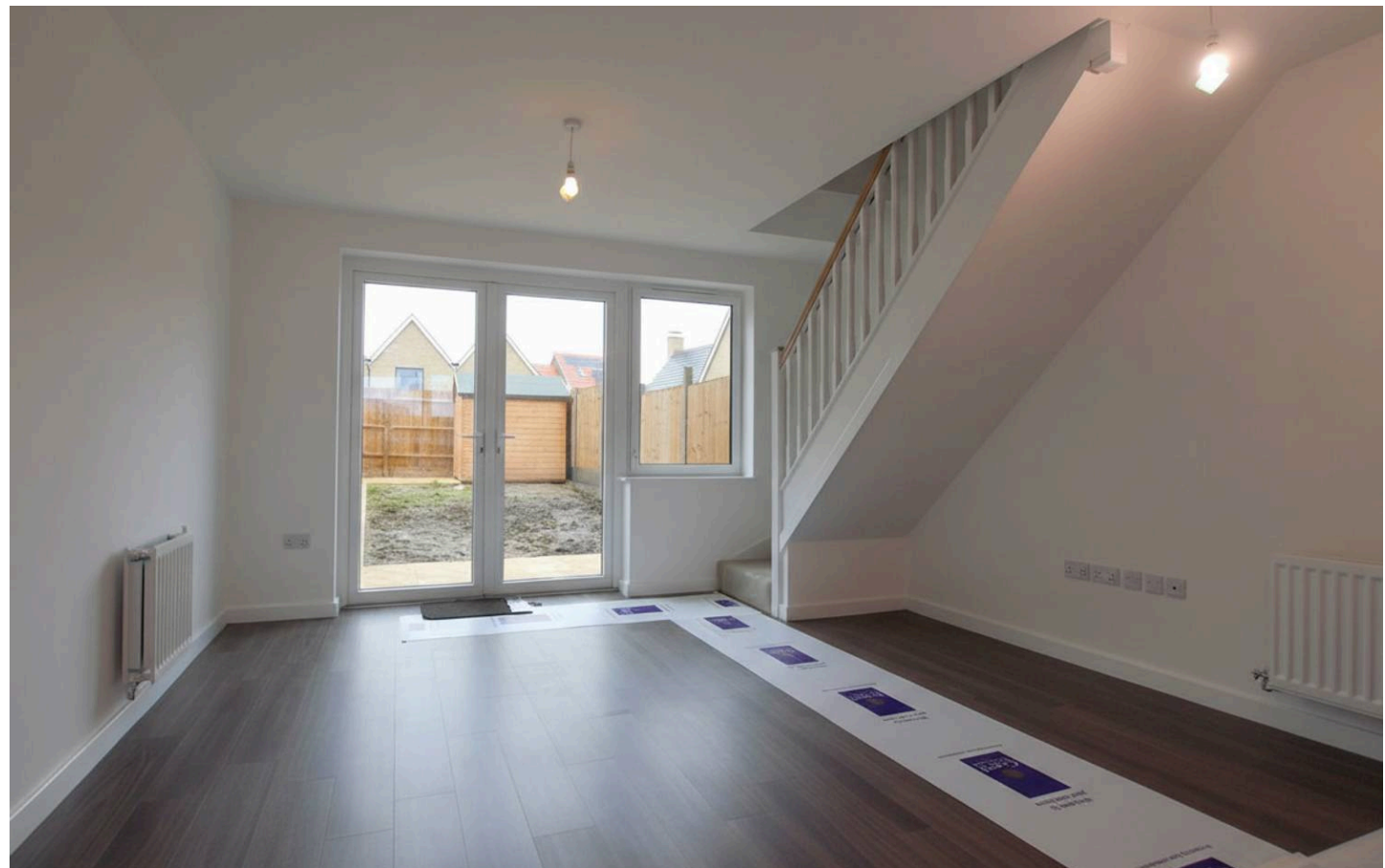
A spacious and contemporary terraced house with two double bedrooms, large sitting room, kitchen, ground floor cloakroom and first floor bathroom, together with a rear garden and designated off road parking for two vehicles. All located within easy reach of Colchester town centre and the A12.

The property is of an eco-friendly design with triple glazed windows with discreet photovoltaic panels, all designed to reduce running costs of the property.

As you enter the property, there is a hallway with doors to the cloakroom and sitting room, which has full-height French doors overlooking and leading out to the rear garden, staircase rising to the first floor and laid out in an open plan design, leading through to the Kitchen.

The kitchen has a window to the front and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated electric oven with four burner gas hob and extractor over, integrated fridge/freezer, wall mounted gas fired boiler and a utility cupboard with space and plumbing for a washing machine. There is also a cloakroom on the ground floor, which has a white suite comprising a low level wc and a wall mounted wash basin.

On the first floor, there is a landing with doors to the bedrooms and bathroom and access to the roof space. Bedroom 1 has twin windows to the front and a large built-in double wardrobe and bedroom 2 has a window to the rear overlooking the garden and a built-in wardrobe.



The bathroom has been finished to a high standard and has a white suite comprising a low level wc with concealed cistern, contemporary wash basin, panelled bath with mixer taps and shower attachment and a separate tiled shower enclosure with thermostatic shower and glazed door.

Outside, to the rear, the garden is laid mainly to lawn with a patio seating area, garden shed and a pathway leading to a rear gate, which gives access to the designated off road parking for two vehicles.

NO PETS

Tenancy

The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of twelve months.

Deposit

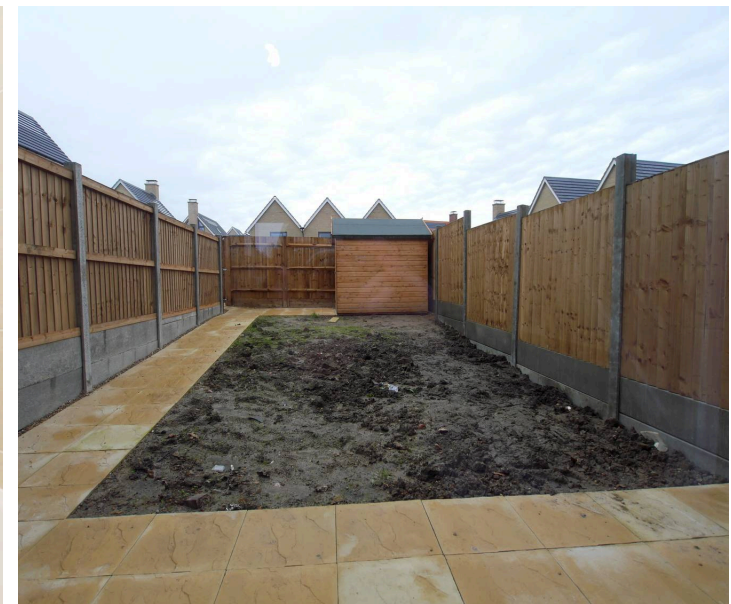
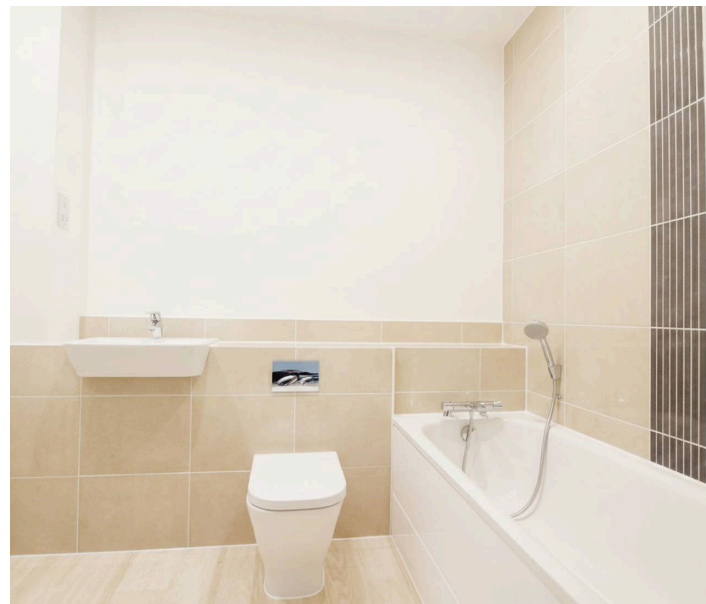
Equivalent to 5 weeks rent.

Holding Fee

A holding fee equivalent to one week's rent is required to secure the property. This fee will be held for 15 days and either returned to you or used towards your first month's rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances:

1. You withdraw from the tenancy before the contract is signed.
2. You fail a right to rent check.
3. You provide false or misleading information.
4. You fail to provide the relevant information/documentation. to enable referencing to commence before the 15 day deadline.

Council Tax band: C



FROST

& P A R T N E R S

rightmove 

Zoopla

OnTheMarket

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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