



## 52 Ballantyne Drive, Colchester, Essex, CO2 8GL

£850 PCM

- AVAILABLE END JULY
- PART-FURNISHED
- LOCAL TO UNIVERSITY
- ONE BEDROOM APARTMENT
- OPEN PLAN LAYOUT
- INTERGRATED WHITE GOODS
- FIRST FLOOR
- WALKING DISTANCE TO TRAIN STATION

## Directions

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

B

## EPC Rating:

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	