



## 35A Hardie's Point, Colchester, Essex, CO2 8JT

£900

- Two Double Bedrooms
- Appliances Included
- Walking Distance to University of Essex
- 3-piece Bathroom
- Lift Access
- Shops & Amenities Nearby
- Fully Furnished
- Walking Distance to Hythe Train Station
- Available Now.

## Directions

## Viewings

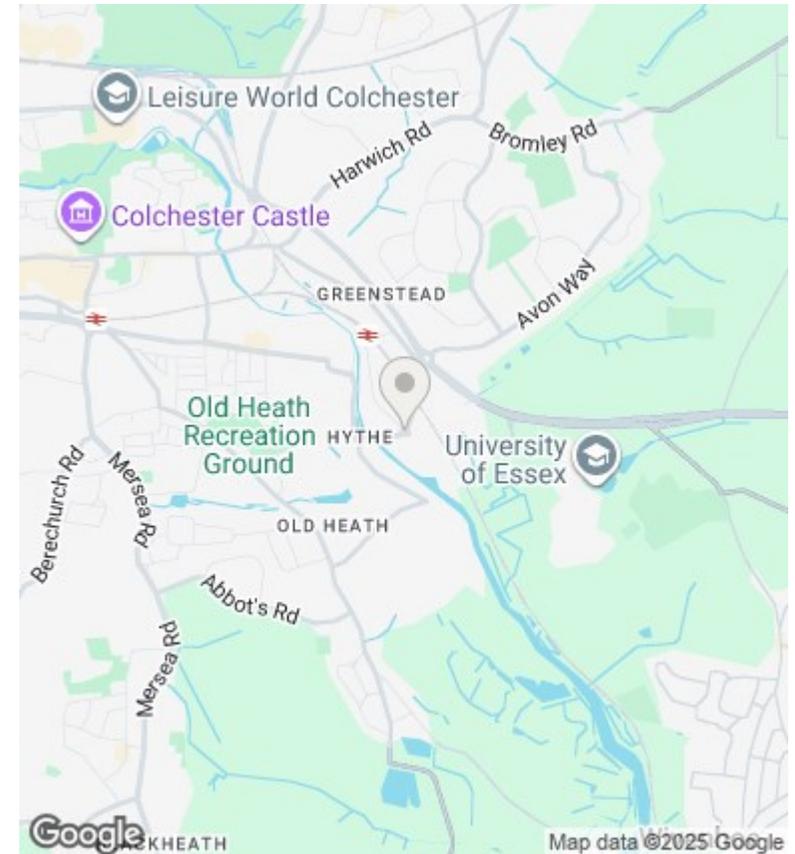
Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

Exempt

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</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	