



## Room 1 Lexden, Prettygate, Colchester, CO3 4NW

£875

- LUXURY Double Room
- All Bills Included
- Fully Furnished
- Available Now
- Private Kitchenette with Fridge
- Secure Fob Entry System
- High Specification
- FULL En-Suite Bathroom
- Fully Fitted Communal Kitchen/Living Area
- Singles/Couples



## Directions

## Viewings

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

## Council Tax Band

Exempt

## EPC Rating:

D

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