



2 West Court, Lexden Road, Colchester, Essex, CO3 4BN

£1,250 PCM

- Available Early July 2025
- Two Doubles and One Single Bedroom
- Close to Colchester Private Schools
- Contact Michaels Property Consultants
- Ground Floor Maisonette
- Single Garage En-Block
- Easy Access to A12 and Tollgate Retail Park
- Well Presented Throughout
- Kitchen Fitted in 2024
- Unfurnished

Directions

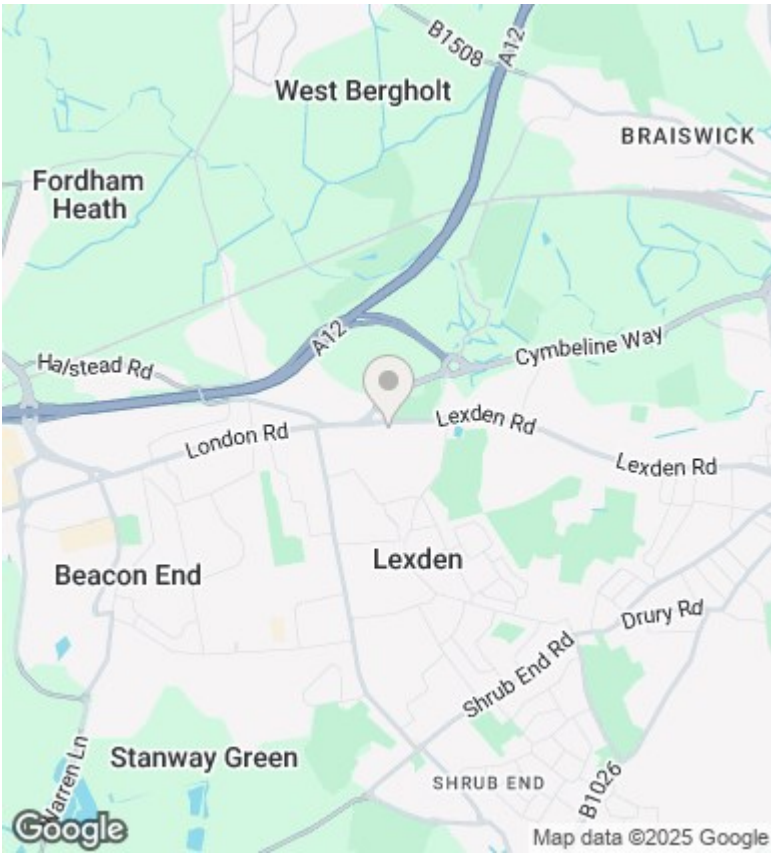
Viewings

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

Council Tax Band

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC