



## 53 Albert Street, Colchester, Essex, CO1 1RX

£1,100 PCM

- Recently Redecorated Throughout
- Separate Dining Room
- Central Colchester Location
- Easy Access To Colchester North Station
- Two Double Bedrooms
- Private Driveway
- Walking Distance To City Centre
- Bright Living Room
- Private Rear Garden
- Close To Excellent Schools

## 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>63</b>
(39-54) <b>E</b>	<b>49</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	