



## Room 1 89 The Commons, 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	