



## Room 7 35 Military Road, Colchester, Essex, CO1 2AD

£700 Per Calendar Month

- Double Room
- High Specification Communal Kitchen
- Shower Room Shared with One Other Room
- Single Occupants Only
- Utility Bills and Wifi Included in the Rent
- Secure Fob Entry System
- Minute! Walk to Town Centre & Train Station
- Fully Furnished
- First Floor
- Available May 2025

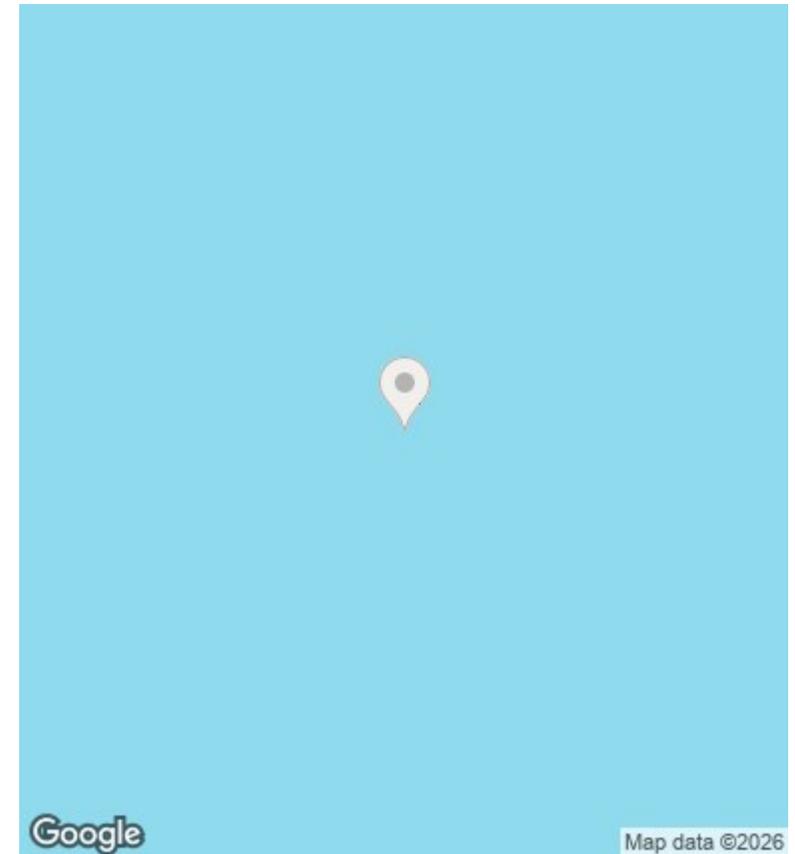
## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:



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>		
(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	