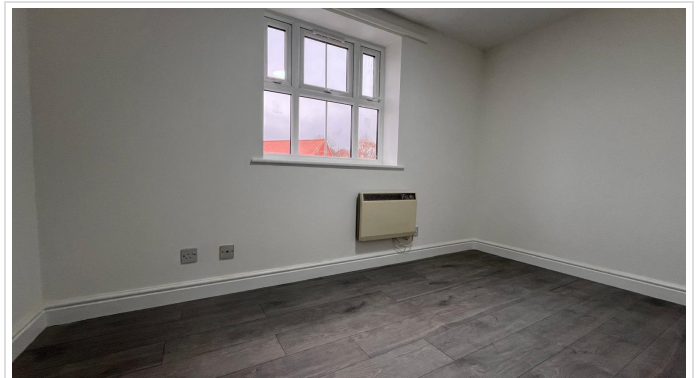
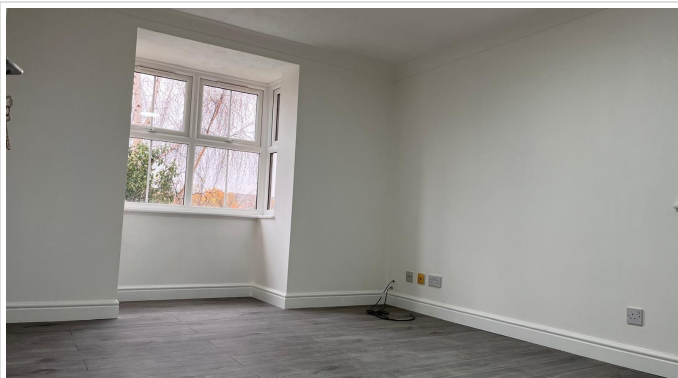
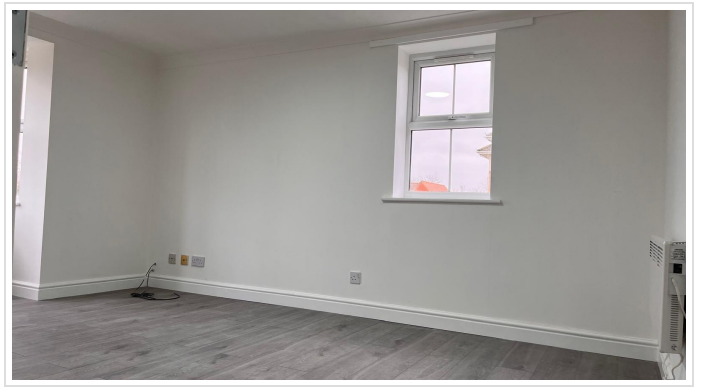


2 Bed Flat In Haddon Park , Colchester, CO1 2GX

£1,200 Monthly





## SHORT DESCRIPTION

Property Ref: 14269 Two-Bedroom First Floor Flat at Haddon Park, Colchester, CO1 8GX Looking for the perfect home while living in Colchester? This spacious and well-equipped two-bedroom flat is just what you need! Ideally located near the University of Essex and local amenities, it's perfect for families seeking convenience and comfort. Key Features: New Flooring: Freshly installed flooring throughout, providing a clean and contemporary look. Modern Kitchen: Brand-new kitchen with new washing machine, fridge/freezer, electric oven, and hob, ample storage, and sleek worktops —everything you need to cook and clean with ease. Stylish Bathroom: Fully renovated family bathroom featuring modern fixtures and fittings. Freshly Decorated: Newly painted walls and updated interiors, creating a bright and welcoming atmosphere. Living Area: A spacious sitting/dining room perfect for relaxing or group study sessions. Two Double Bedrooms: Ideal for sharing with a roommate or having a private study space. Parking: Residential parking available for those with vehicles or visiting friends. Close to Essex University: Located just 2 miles from campus—an easy commute by bike, public transport, or even on foot. Transport Links: Only 0.3 miles from Hythe Station with connections to central Colchester and beyond. Local Amenities: Proximity to shops, cafes, and recreational areas to make student life convenient and enjoyable. Affordable Living: A cost-effective option with modern amenities, perfect for splitting costs with a roommate. Financial Details: Monthly Rent: £1200 Deposit: £1384 Council Tax Band: B This flat is available for immediate occupancy, so don't wait! Contact now to arrange a viewing and secure your student-friendly home for the year. Property material information for Haddon Park Colchester-CO1 Council tax - B EPC Rating - C Available date - 09/12/2024 ( Available now) property type - Flat Let type - Long term Furnishing - Unfurnished Number and type of rooms - 2 bedroom Measurement: - Living Room: 142.06 sq ft - Bedroom 1: 89.72 sq ft - Kitchen: 60.73 sq ft - Bathroom: 86.80 sq ft - Bedroom 2: 93.43 sq ft - Hallway: 47.99 sq ft Total Area: 628.21 sq ft Bills - Excluded Water supply - Mains Electricity supply - Mains Sewerage - Mains Heating - Electric Heating Broadband - Cable, Mobile, ADSL Parking - Allocated

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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