

NP NICHOLAS
PERCIVAL

Apartments To Let

Provident House, 37 Crouch Street, Colchester CO3 3EN





Apartment 1



Apartment 2

Two modern and spacious two-bedroom apartments in the central location of Crouch Street, Colchester. Both recently converted and refurbished to a high standard with modern and neutral décor throughout.

To Let £950 pcm | Holding Deposit £219 | Deposit £1,095
Flat 1 EPC – D57 | Flat 2 EPC – E44 | Colchester Borough Council tax bands – TBC

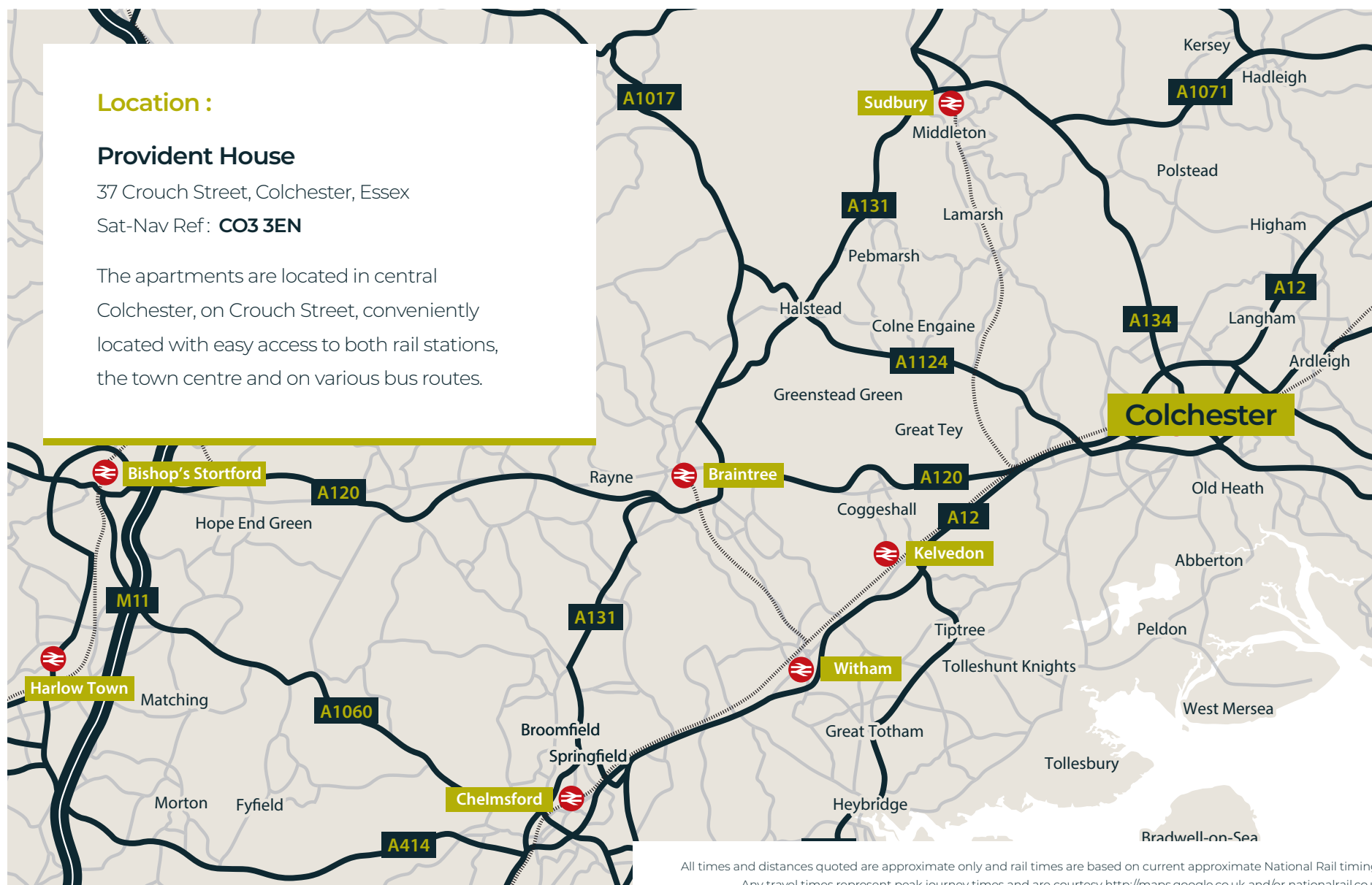
Location :

Provident House

37 Crouch Street, Colchester, Essex

Sat-Nav Ref: **CO3 3EN**

The apartments are located in central Colchester, on Crouch Street, conveniently located with easy access to both rail stations, the town centre and on various bus routes.




All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Area Highlights / Walking Distance

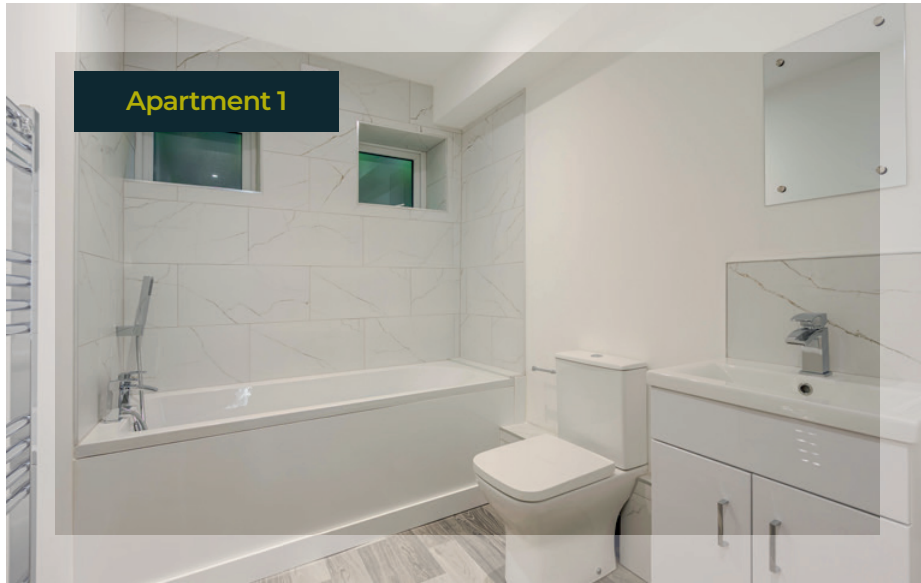
Colchester High Street	0.1 miles / Approx 2-min walk
Fenwick Department Store	0.2 miles / Approx 4-min walk
Colchester Castle Park	0.2 miles / Approx 5-min walk
Culver Shopping Precinct	0.3 miles / Approx 6-min walk
Odeon Cinema / Head Street	0.3 miles / Approx 7-min walk
Colchester Sixth Form College	0.3 miles / Approx 7-min walk
Mercury Theatre	0.3 miles / Approx 8-min walk
Colchester & East Essex Cricket Club	0.6 miles / Approx 12-min walk

Rail Connections From Colchester

 Colchester Main Station [COL]	0.9 miles from Car Park
Witham [WTM]	12-minutes
Chelmsford [CHM]	17-minutes
Ipswich [IPS]	18-minutes
Stratford [SRA]	40-minutes
Liverpool Street [LST]	47-minutes
London Paddington [PAD]	66-minutes
Canary Wharf [CWX]	73-minutes



Apartment 2



Apartment 1



Apartment 1



Apartment 1



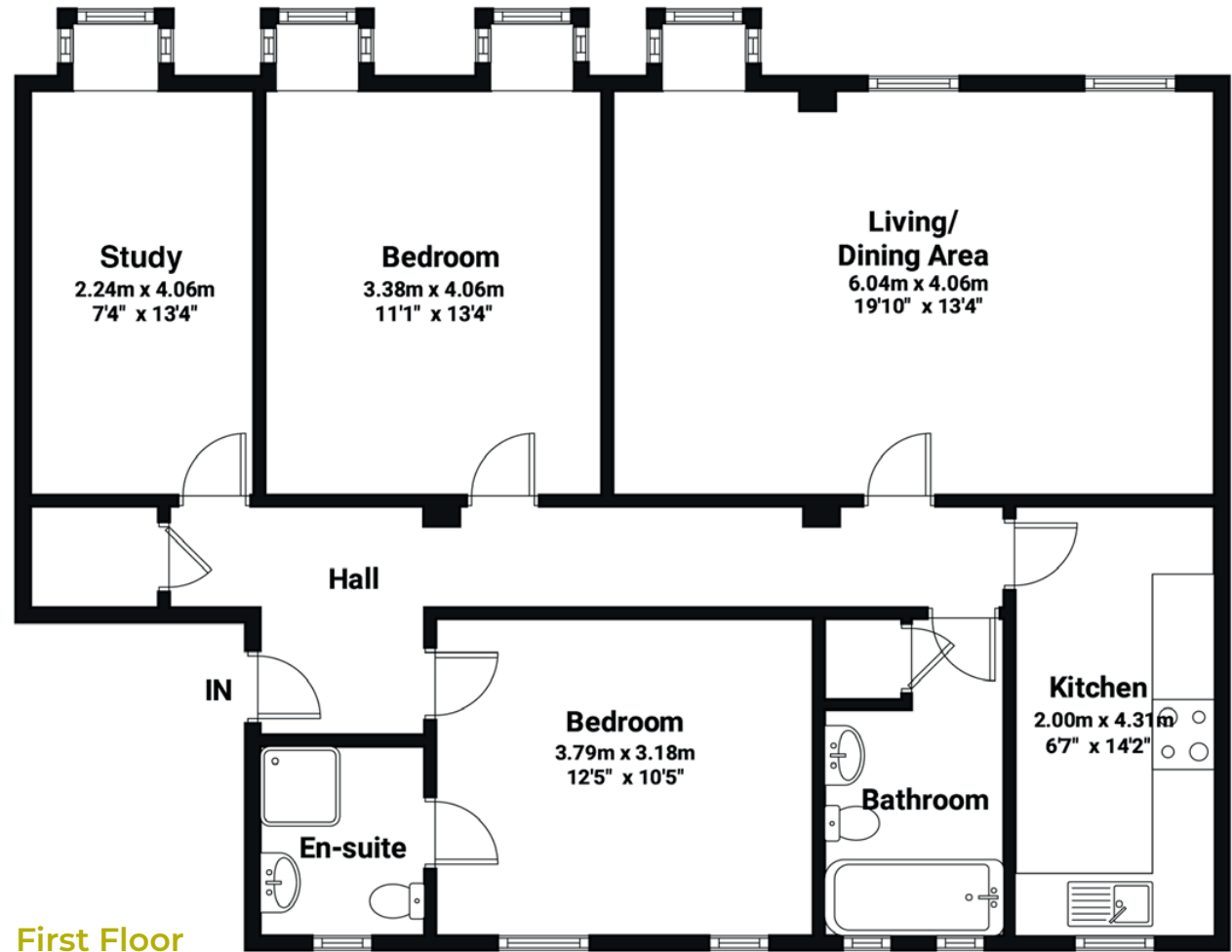
Apartment 1.

From Crouch Street, the property is accessed via the shared stairwell.

This apartment is on the first floor has a spacious entrance hall which gives access to a study, large living and dining area, modern fitted kitchen, family bathroom, with bath, wc and basin. There are two double bedrooms, the master bedroom with en-suite has a rainfall shower head. There is also a separate study.

The kitchen is to the back of the apartment and has a range of green shaker style base and wall units with integrated electric oven and hob. There is space for a free-standing fridge/freezer, washing machine and dishwasher.

The apartment has been finished to a very high standard with neutral decoration, modern electric heating, wood effect flooring, and blinds throughout



Total Approximate Floor Area: 976 SqFt (90.67 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

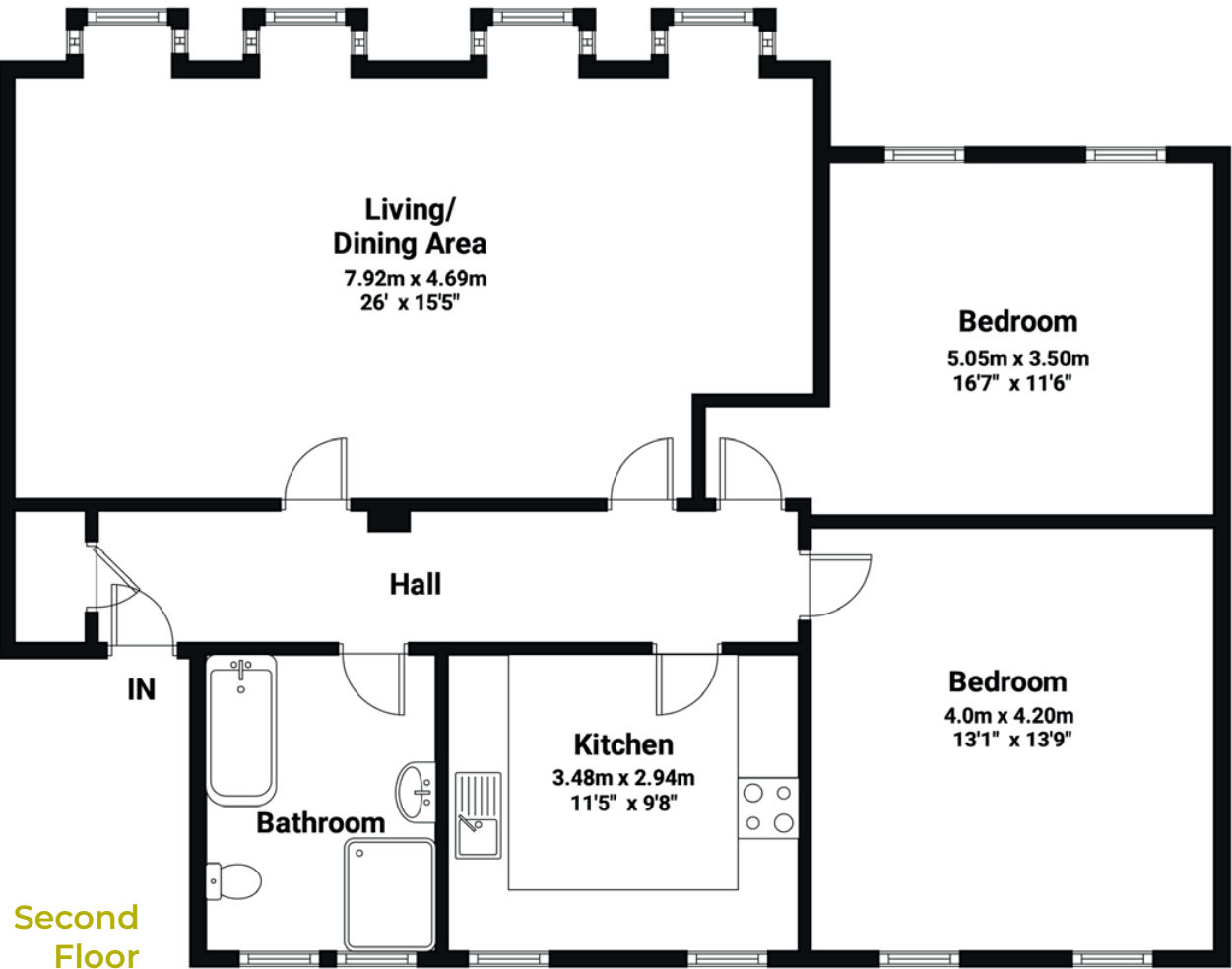




Apartment 2.

Positioned on the second floor, again accessed from the shared entrance and stairwell off Crouch Street.

Upon entering the apartment, the hallway gives access to a storage cupboard, large living and dining area, spacious kitchen, shower room and two double bedrooms. The main living area is spacious and light with four bay windows and has space for living and dining areas. The kitchen immediately opposite the living area is spacious and light, fitted with a range of modern dark cream wall and base units, herringbone flooring, black tiled splashback and integrated electric oven, hob and extractor. There is space for a free-standing undercounter fridge, freezer, washing machine and dishwasher. The bathroom features a large walk-in rainfall shower, basin with storage and WC. The two double bedrooms are to the rear of the property.



Total Approximate Floor Area: 991.1 SqFt (92.08 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Letting Agents.



01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, digitally enhanced were taken in 2023 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.