



Cygnets Court | Swan Street | CO9 3PU

Available now, is a one-bedroom ground floor flat within the Cygnets Court building. The property benefits from a kitchen, spacious living room and double bedroom. Located within a short walk of the village centre and one parking space available.

£725 pcm

- Available Now
- Double Bedroom
- Car Port Parking
- Close to Village Centre

Approximate Room Sizes

HALL Panelled doors to cupboard housing hot water cylinder emersion heater. Built-in cupboard. Storage heater.

LIVING/DINING ROOM 16' 6" x 9' 7" (5.03m x 2.92m) Window to front aspect. TV aerial point. Telephone point. Storage heater. Opening to kitchen.

KITCHEN 6' 0" x 4' 0" (1.83m x 1.22m) Grey high gloss wall and base units with worksurface over. Inset sink with mixer tap over. Built in electric oven and inset ceramic hob with extractor over. Space and plumbing for washing machine and fridge/freezer. Part tiled walls.

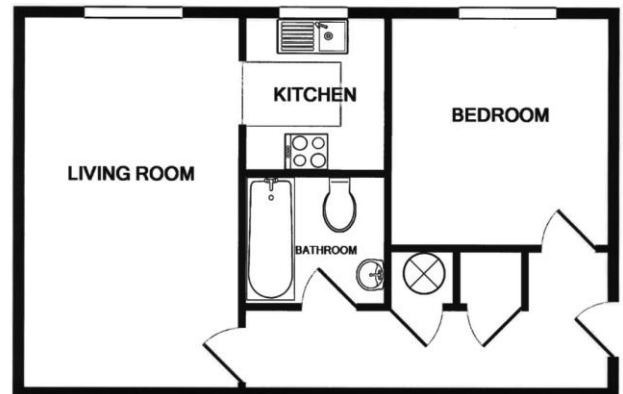
DOUBLE BEDROOM 10' 6" x 9' 7" (3.2m x 2.92m) Window to front aspect. Storage heater.

BATHROOM White suite comprising of panelled bath with shower over with glass shower screen. Washbasin and toilet.

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Braintree District Council
Council Tax Band – A
Post Code – CO9 3PU



Not to scale - Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

