Fenn Wright

THE HOME OF PROPERTY



Pearce Manor, Chelmsford, CM2 9XH

£1,200 per month

A one bedroom first floor apartment, benefitting from an allocated parking space, situated to the South of Chelmsford City Centre and within walking distance of Chelmsford Train Station.

- One bedroom
- First floor apartment
- Electric heating
- Walking distance to Chelmsford City Centre
- Walking distance to Chelmsford Train Station
- Unfurnished
- Allocated parking space
- Available 15th September

lettings@fennwright.co.uk 01245 491111











A one bedroom first floor apartment positioned in a small development located just off New London Road. The property was constructed in 1999 and has been modernised throughout and includes entrance hallway, double bedroom with built in wardrobes, bathroom, spacious sitting room and a modern kitchen fitted with a range of eye and base level units. Externally there is allocated parking including visitor parking and communal gardens.

This property is offered unfurnished and is available from Mid September. Please note the photos being used were taken prior to the current tenancy.

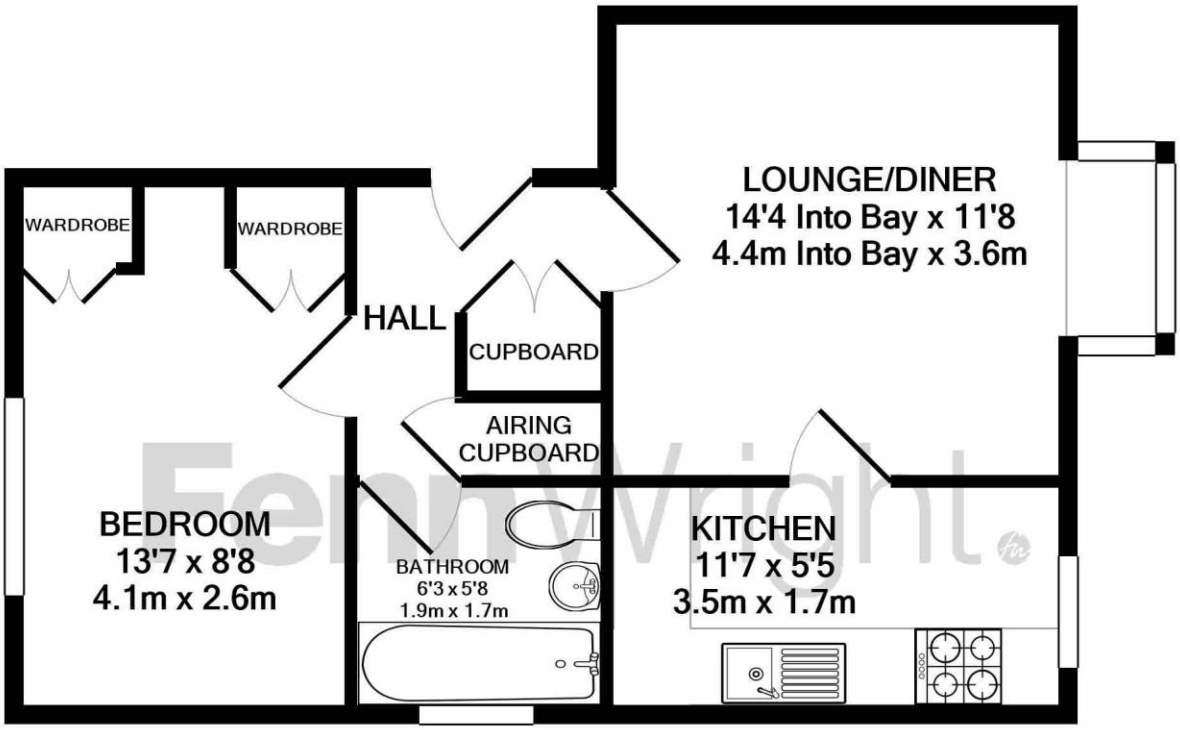
Important information
Letting information
The rent is exclusive of utilities and council tax.
Deposit: £1384.61 or our deposit replacement product
Availability: 15th September
Non Smokers
Council tax band B
EPC rating C
Services - We understand that mains water, drainage and electricity are connected to the property.
Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker - July 2026).
Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, Vodafone and Three. (Ofcom Mobile Checker – July 2026)

Holding deposit
Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Pearce Manor

Chelmsford, CM2 9XH



PEARCE MANOR, CHELMSFORD
TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Consumer Protection Regulations 2008
Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

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