Fenn Wright

THE HOME OF PROPERTY



Dunn Side, Chelmsford, CM1 1BY

£1,600 per month

Available from late October is this two double bedroom ground floor apartment situated within Chelmsford City Centre. The impressive development known as Marconi Evolution is within a brief walk of Chelmsford railway station and busy High Street.

- City Centre Location
- Walking Distance Of Railway Station
- Large Balcony
- On Site Gym & Concierge Service
- Allocated Parking
- High Spec Finish Throughout
- Fully Fitted Kitchen With Appliances
- Bathroom & En-suite Shower Room
- Two Double Bedrooms
- Deposit Alternative Available

lettings@fennwright.co.uk 01245 491111






LAUNDRY





Accommodation comprises of entrance hall with large storage cupboard and doors to all rooms, family bathroom offering panelled bath with shower above, wc, hand wash basin and chrome heated towel rail. There two bedrooms, both of which are double size and the principle bedroom benefits from a built in wardrobe and en-suite shower room. The living space is open plan and offers a good quality fitted kitchen with integrated appliances. Off of the living room is a large terrace which covers the width of the apartment.

Allocated parking space behind a gated area and a landscaped communal garden.

Important information
Letting information
The rent is exclusive of utilities and council tax.
Deposit: £1,846.15 or our Deposit alternative product
Availability: 27th October
Non Smokers
Council tax band D

EPC rating - B
Services - We understand that mains water, drainage, electricity and gas are connected to the property.
Broadband Availability - Standard, Superfast and ultrafast broadband are available (Ofcom Broadband Checker - August 2026).
Mobile Coverage - It is understood that good mobile coverage in the area is provided by O2, EE, Vodafone and Three. (Ofcom Mobile Checker – August 2026)

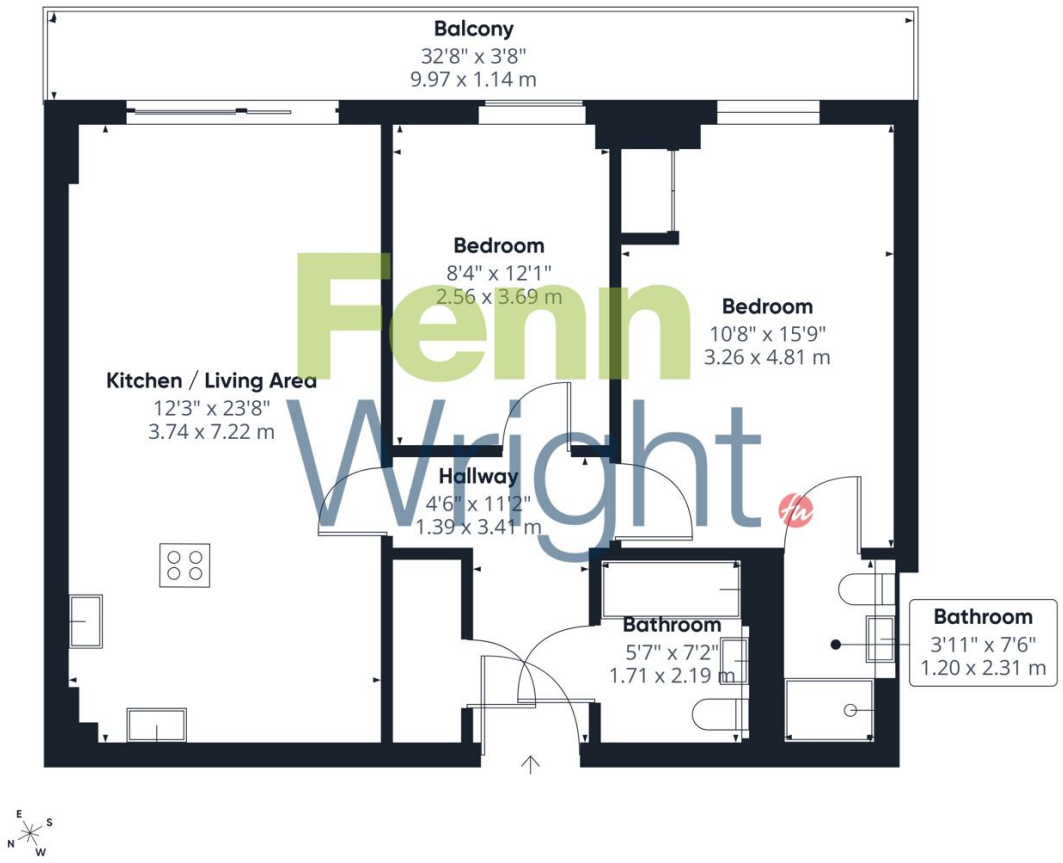
Holding deposit
Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly.



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.

Dunn Side

Chelmsford, CM1 1BY



Approximate total area(1)
727 ft²
67.5 m²

Balconies and terraces
121 ft²
11.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.