Fenn Wright

THE HOME OF PROPERTY



Wharf Road, Chelmsford, Essex, CM2 6QU

£1,700 per month

Fenn Wright are delighted to market this two bedroom duplex apartment located in this highly sought after development on Wharf Road, Chelmsford.

- Ground floor
- Duplex apartment
- Very well presented
- Sought after location
- Secure allocated parking space
- Good quality finish throughout

lettings@fennwright.co.uk 01245 491111











The apartment is located on the ground floor and benefits from access via its own front door, without communal areas. You enter into the fantastic open plan living space which is light and airy throughout. The living space is a good size with plenty of room for a dining table and chairs too as seen in the photos. There is a large storage cupboard and cloakroom with wc and hand wash basin. The stylish kitchen offers a range of base and eye level units, sink with drainer, cooker with hob, integrated slimline dishwasher, washer/dryer and fridge/freezer.

Stairs on the ground floor lead to further accommodation on the first floor. There is a large landing with good size storage cupboard, doors to both bedrooms and the family bathroom. The principle bedroom is a fantastic size double and the second is a large single or can be well utilised as a home office as pictured. Accommodation concludes with a contemporary family bathroom offering panelled bath with shower above and fitted screen, wc, hand wash basin and chrome heated towel rail.

The property further benefits from an a secure allocated parking space, gas central heating and double glazed windows. The property is offered to let part furnished.

Important information
Letting information
The rent is exclusive of utilities and council tax.
Deposit: £1961.53 or our deposit replacement product.

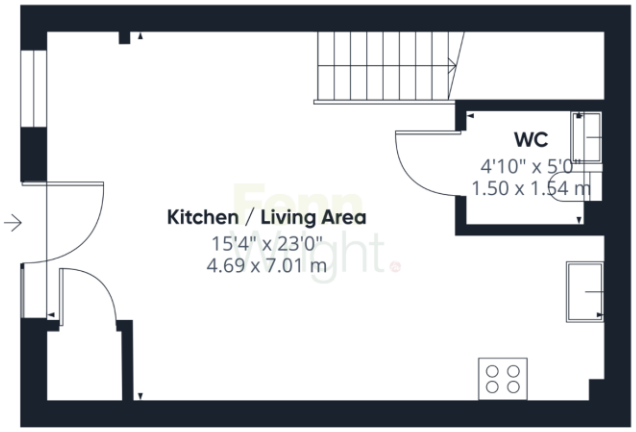
Availability: 11th November
Non Smokers
Council tax band C
EPC rating B
Services - We understand that mains water, drainage, electricity and Gas are connected to the property.
Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker - September June 2026).
Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, Vodafone and Three. (Ofcom Mobile Checker – June 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.

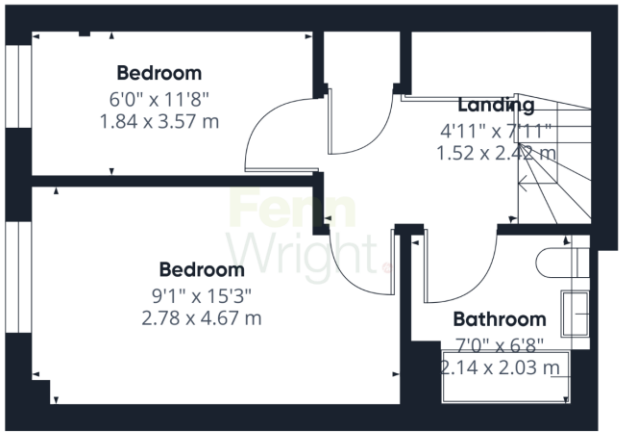


Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not 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.

Wharf Road
Chelmsford
Essex, CM2 6QU



Floor 0



Floor 1



Approximate total area(1)

654 ft²

60.8 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.

OnTheMarket
rightmove
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