Fenn Wright

THE HOME OF PROPERTY



Watson Heights, Chelmsford, Essex, CM1 1AG

£1,650 per month

A Stylish two bedroom second floor apartment occupying a favoured position within this attractive modern development located within the heart of Chelmsford city centre.

- Unfurnished
- Second floor apartment
- Two double bedrooms
- Bathroom and en-suite
- Large balcony
- Stylish apartment
- Modern living
- Allocated parking space
- Great access to train station and city centre











The apartment forms part of the Marconi Evolution development and has been beautifully presented providing bright accommodation with an open plan living area and two double bedrooms with en suite facilities to the master bedroom. There is a separate bathroom, enclosed balcony, designated parking space, accessed via electrically operated gates, on-site gym and a concierge service.

The property is entered via a spacious entrance hall with a utility cupboard. The bedrooms are located to the rear of the building, with the master bedroom enjoying a built-in wardrobe and both being double rooms. The master bedroom provides en suite facilities comprising wc, wash hand basin and shower enclosure. There is a bathroom providing a panel bath, wc and wash hand basin. Concluding the accommodation is a wonderfully proportioned kitchen opening to a lounge/diner. The kitchen has been fitted with a range of eye and base level units, fitted appliances and a central island. To the rear of the sitting room sliding doors open to an enclosed balcony.

Please note the photos used were taken prior to the current tenancy.

Important information
Letting information
The rent is exclusive of utilities and council tax.
Minimum term: 12 months
Deposit: £11,903.84
Availability: 4 January
One allocated parking space
Non Smokers
Council tax band D
EPC rating - B
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Broadband/mobile coverage - Good

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.



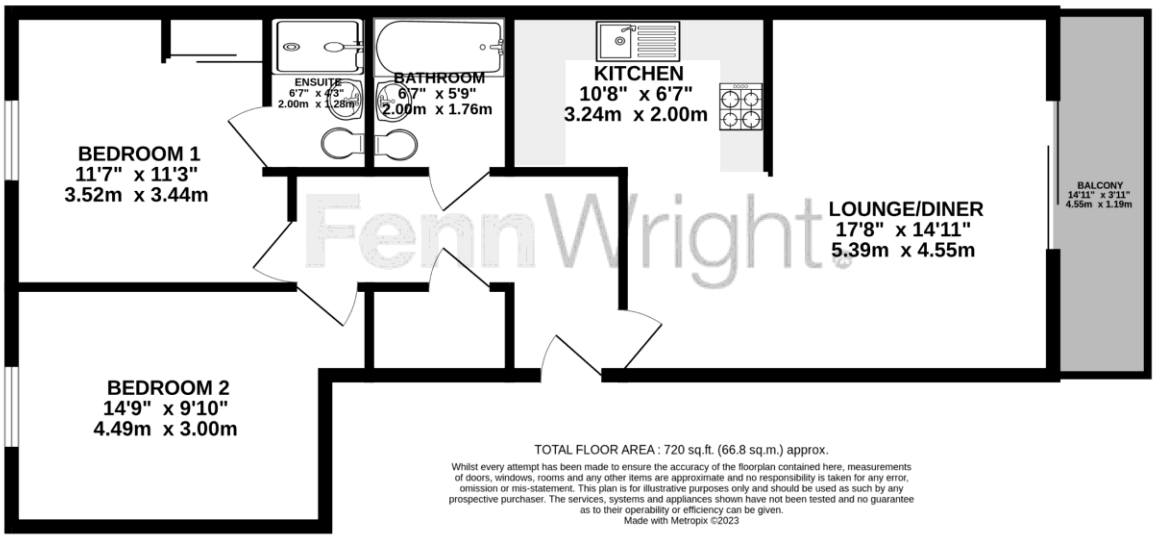




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43 Watson Heights
Chelmsford
Essex, CM1 1AG

GROUND FLOOR
720 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Fenn Wright

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