

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Gold  
Serv  
2023



Chestnut Road, Vange  
£1,195 Per Calendar Month

**\*\* CPO9380 ONLINE ENQUIRIES ONLY \*\*** - 'CHESTNUT ROAD', WE ARE PLEASED TO OFFER THIS VERY WELL PRESENTED TWO-BEDROOM FIRST APARTMENT, IDEALLY LOCATED WITHIN IN A WELL-MAINTAINED DEVELOPMENT.

THIS PROPERTY ADVANTAGEOUSLY BENEFITS FROM RESIDENTS' PARKING AND IS A SHORT WAY AWAY FROM TOWN CENTRE AMENITIES AND PITSEA'S MAINLINE STATION — PUTTING EVERYTHING YOU NEED RIGHT AT YOUR DOORSTEP.

WITHIN THE PROPERTY YOU'LL FIND A BRIGHT AND SPACIOUS LAYOUT WITH TWO BEDROOMS, AS WELL AS A MODERN KITCHEN AND BATHROOM AS WELL AS A GENEROUSLY SIZED LIVING/DINING ROOM.

AVAILABLE LATE JUNE 2025 – COUNCIL TAX BAND 'B' & ENERGY PERFORMANCE RATING 'B'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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