



## Flat 4 West One

11-13 Rainsford Road, Chelmsford, CM1 2PZ

£1,375 Per Month



Available to let is this newly redecorated with newly fitted carpets 2 bedroom and 2 bathroom flat in the heart of Chelmsford City center. Situated within a 5 minute walk to Chelmsford train station and all amenities.

To arrange a viewing call 01245 266088 or email [property@elwelltaylor.co.uk](mailto:property@elwelltaylor.co.uk)



### ENTRANCE HALL

Entrance hall leading to all rooms with integrated intercom system

### LIVING

Spacious living area with double glazed window units, storage heaters adjacent to the kitchen.

### KITCHEN

Selection of wall and base units as well as integrated electric oven, hob, extractor unit and fridge/freezer and washing machine.

### BEDROOM 1

Double bedroom with double glazed window units and one storage heater. Newly fitted carpet.

### EN SUITE

Comprising of white shower, WC, basin and heated towel rail.

### BEDROOM 2

Double bedroom with double glazed window units and one storage heater. Newly fitted carpet.

### BATHROOM

Good sized bathroom comprising of white bath with shower, WC, basin and heated towel rail.

### EXTERNAL

1 parking space available in communal car park by separate negotiation.

### INFORMATION

Holding Fee: £317

Deposit: £1586.00

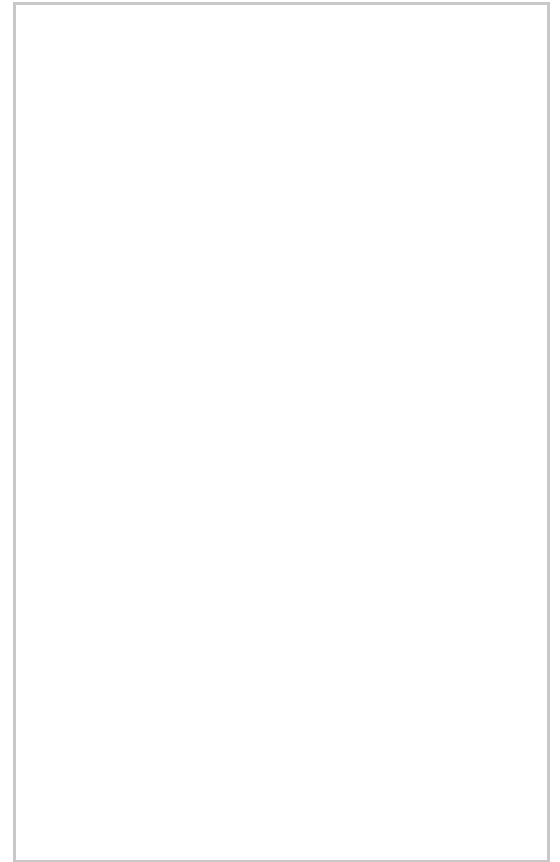
Available from: Mid/Late August 2024

Applicants must be able to show an annual income of £41,500 or more.

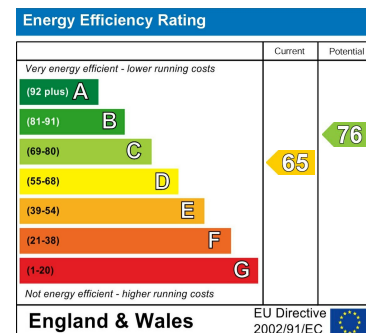
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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