



## Rooms 1a West One

7-13 Rainsford Road, Chelmsford, CM1 2PZ

£850



ROOM IN SHARED ACCOMMODATION available with newly fitted and furnished rooms in shared flat for single occupancy. Each room comprises of a double bed, wardrobe, chest of drawers, desk and chair and a wall mounted 32" TV. Also benefiting from its own newly fitted en suite which is fully tiled and comprises of a large shower, sink unit, WC and heated towel rail.

All bills included: fiber broadband, council tax, water and TC license.  
Electricity is charged based on metered usage including the standing charge and VAT.



COMMUNAL HALLWAY

Doors leading to all rooms.  
Cloakroom facilities including Washing Machine, Tumble Dryer, Vacuum Cleaner, Iron / Ironing Board, Cleaning Equipment.

COMMUNAL LOUNGE

Furnished lounge with 55” Smart TV with individual Sky Stream Puc

COMMUNAL KITCHEN

Fully equipped Kitchen with integrated Bosch oven and microwave, induction hob and integrated fridge / freezer, Dining table & chairs.

BEDROOM

Fully furnished double bedroom, including velvet lined bed with mattress, desk, wardrobe, bedside table and full-length mirror and curtains.  
Also equipped with 32’ Smart TV with individual Sky Stream Puc with access to the Sky Entertainment Pack and Netflix.

EN SUITE

WC, shower, vanity unit, illuminated mirror with razor socket, electric towel rail.

EXTERNAL

Parking available by separate negotiation.

INFORMATION

Holding fee: £189.00  
Deposit: £946.00  
Applicants must show an annual income of £25,000 or more.

Available from July 2025

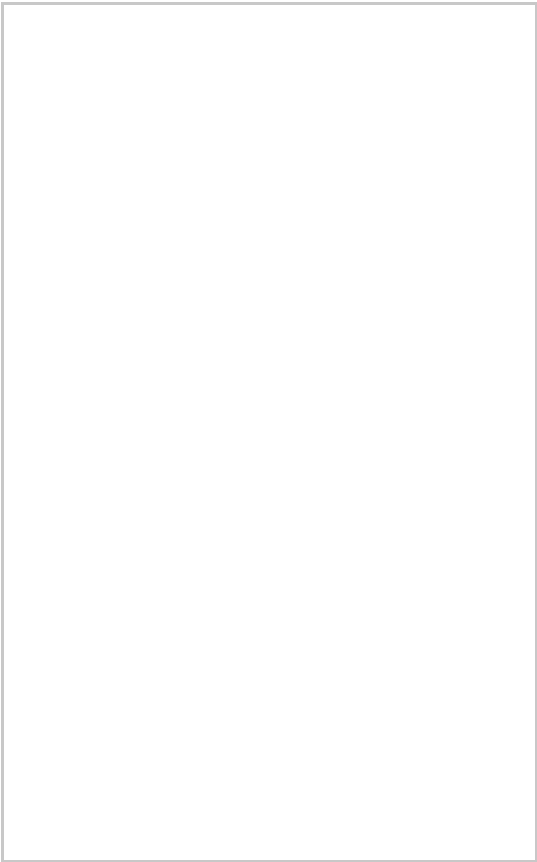
Sky Super-fast Broadband (73.8Mbps available download – 19.1Mbps available upload).  
Parking available by separate negotiation .  
No pets allowed.

Bills included with the room rate;  
o Council Tax  
o Water  
o Sky Broadband and TV (Entertainment Pack and Netflix)  
o TV Licence  
o Electricity to be charged based on metered usage including the standing charge and VAT.

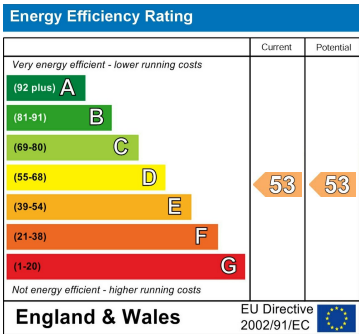
Area Map



Floor Plans



Energy Efficiency Graph



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