

NEW INSTRUCTIONS



HAIR & SON
THE ESTATE OFFICE

Moulsham Street

Chelmsford CM2 0HX

- Close to shops and High St
- Double Glazed throughout
- Entry phone system
- Brand New Electrics

£1,150 pcm

A three bedroom second floor flat situated close to Chelmsford High st, and shops. Entry phone system. Brand new kitchen, Brand new electrics, Brand New Bathroom. Newly plastered throughout and decorated. High standard of insulation. New low cost heating. Double glazed new carpets. Allocated parking space. Professional working people only, no smoking. Flat is unfurnished.





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KITCHEN/DINER

28' 6" x 11' 1" (8.7m x 3.4m) Freshly painted white ceiling and cream walls. Wall and floor cupboards, Worktop surface, oven and hob, Double glazed windows to front and back, radiator, Vinyl flooring and half light brown carpets.

BEDROOM 1

14' 4" x 10' 2" (4.39m x 3.12m) White ceiling, cream walls, double glazed windows, radiator, light brown carpet.



BEDROOM 2

13' 2" x 9' 6" (4.02m x 2.9m) White ceiling, cream walls, double glazed windows, radiator, light brown carpet.

BEDROOM 3 /STUDY

10' 5" x 9' 6" (3.2m x 2.9m) Good sized third room, could be used as a bedroom or study room. White ceiling cream walls, double glazed windows, radiator, light brown carpets.

BATHROOM

10' 5" x 5' 10" (3.2m x 1.8m) Good size Bathroom, White ceiling, cream walls partly tiled, white bathroom suite consisting of Bath with overhead shower, wash-hand-basin, Low flush W/C, wall heated towel rail. Double glazed window, vinyl flooring.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		75	75

England, Scotland & Wales

EU Directive
2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		75	75

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