

COUNTRYSIDE

ESTATES



13 Nelson Place, South Woodham Ferrers, Chelmsford, CM3 5FH

£900 PCM

Offered TO LET is this spacious one bedroom ground floor apartment, having been recently refurbished to include new carpets throughout and a full redecoration. Situated in the Nelson Place development in South Woodham Ferrers, the property offers a lounge, large modern kitchen with room for a breakfast area, modern white three piece bathroom suite & communal parking! Available from April!

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One Bedroom Ground Floor Apartment / New Carpets Throughout / Fully Redecorated / Lounge 14'09 x 10'01 / Kitchen With Breakfast Area 10'0 x 10'5 / Double Bedroom 6'08 x 15'05 / Three Piece Bathroom 6'08 x 5'06 / Residents Parking / EPC Band C / Council Tax Band B / Available From April /

Lounge 14'09 x 10'01
Freshly painted smooth walls, newly fitted grey carpet, a double glazed window with front aspect, various power points and two wall mounted radiators.

Kitchen With Breakfast Area 10'0 x 10'5
A range of modern fitted units to eye and base level with roll edge work surfaces over, inset sink and drainer unit, integrated cooker with hob above and extractor over, power points, part tiled walls, double glazed window with side aspect. wall mounted radiator and space for breakfast area.

Bedroom 6'08 x 15'05
Freshly painted smooth walls, newly fitted grey carpet, a double glazed window, wall mounted radiator and various power points.

Bathroom Suite 6'08 x 5'06
Obscure double glazed window, modern suite comprising of panelled bath with shower over and glass shower screen, wash basin, low level WC, tiled walls, tiled flooring, radiator.

Externally there are communal gardens and residents parking.

Available From April / Full Referencing Required / No Pets Allowed As Per Lease / EPC Band C / Council Tax Band 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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