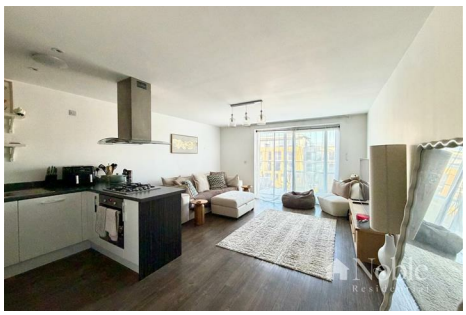
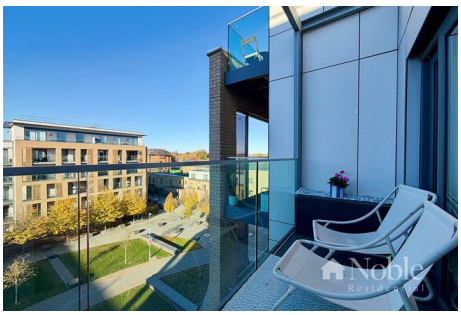
Noble Residential









Dunn Side, Chelmsford, CM1 1DL

- Available on 21/12/26
- Two Bedrooms
- Ensuite & Main Bathroom
- Balcony Overlooking Courtyard
- Parking Space in Secure Underground Car Park
- Lift Servicing All Floors
- 5 Min Walk to Chelmsford Station (source: google maps)
- Wheelchair Accessible
- On-Site Gym with Two Complimentary Passes

£1,650 PCM (per calendar month) - Council Tax Band: D
Holding Deposit equal to one weeks rent
Security Deposit equal to five weeks rent

Dunn Side

Chelmsford, CM1 1DL

2 2 1 B

Entrance Hall
Entrance door. Smooth ceiling, video security entry phone system, cupboard housing boiler, cupboard housing hot water tank, radiator, vinyl flooring.

Kitchen/Reception Room
22'6 x 14'4 max sizes (6.86m x 4.37m max sizes)
Double glazed sliding doors to Balcony. Range of gloss white base and eye level wall cabinets with worktops, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated oven, stainless steel four burner gas hob, stainless steel overhead extractor, 1.5 bowl single drainer sink, smooth ceiling, spotlights, extractor, two radiators, vinyl flooring.

Balcony
14'4 x 3'11 (4.37m x 1.19m)
Glass balustrade overlooking communal garden, outside light.

Bedroom
13'6 x 9'2 max sizes (4.11m x 2.79m max sizes)
Floor to ceiling double glazed window. Smooth ceiling, radiator, built in wardrobe with mirror sliding doors, carpet.

Ensuite
6'10 x 4'7 (2.08m x 1.40m)
Suite comprising of shower cubicle, wash basin and low level wc, smooth ceiling, spotlights, extractor, tiled walls, heated towel rail, tiled floor.

Bedroom
14'3 x 8'5 max sizes (4.34m x 2.57m max sizes)
Floor to ceiling double glazed window. Smooth ceiling, radiator, built in wardrobe with mirror sliding doors, carpet.

Bathroom
7'1 x 6'4 (2.16m x 1.93m)
Suite comprising of bath with separate overhead shower and handheld, glass screen, wash basin and low level wc, smooth ceiling, spotlights, extractor, tiled walls, heated towel rail, tiled floor.

Parking
Allocated parking space located in the secure gated underground carpark, access via remote.

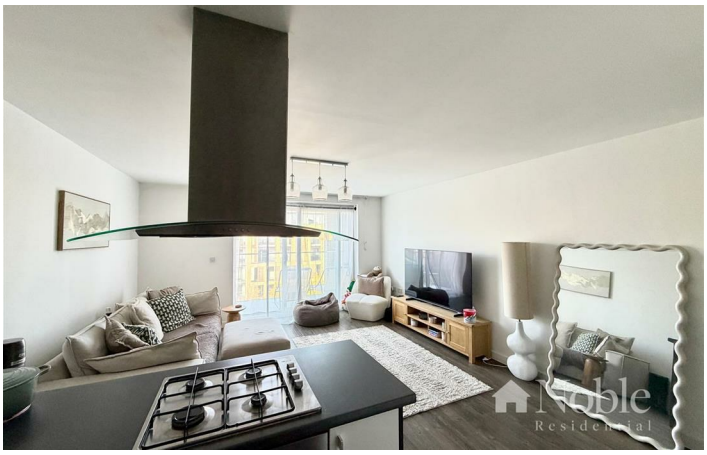
On-Site Gym
On-site gym comes with two complimentary passes included in the rent.

Wheelchair Accessibility
- Level access throughout property.
- Step free access to property.
- 2'9" wide doorways.
- Lift access to all floors.
- Step free access into underground carpark.











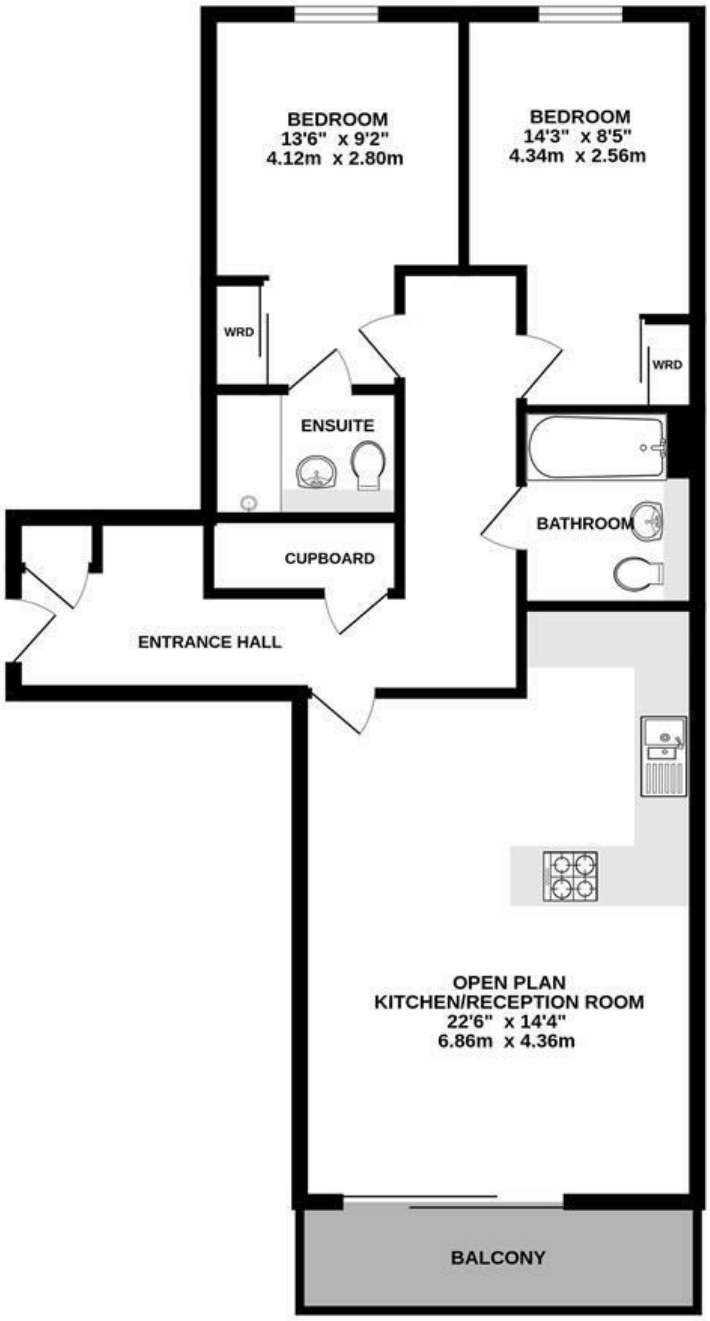



WASH





FOURTH FLOOR
734 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. Interested parties 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tenant Fees:
Holding deposit is one week's rent
Tenancy deposit is five weeks' rent.

