



Studio: Margaret Roding

Monthly £900

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Newly renovated en-suite studio rooms to let on the outskirts of
Margaret Roding

Available furnished or unfurnished. Off road parking for one car
included

Communal Laundry room area

All communal areas cleaned weekly

Available now

PLEASE NOTE A CAR IS REQUIRED AT THIS PROPERTY

COUNCIL TAX PAYABLE ON THESE ROOMS AT APROX £1500PA -
with discount for single occupancy

LOCATION

On the outskirts of Margaret Roding - a car is required as no public transport nearby

THE PROPERTY

Kitchenette

Large bedroom/sitting room - 5.26m x 2.9m

En-suite wet room comprising shower, toilet and basin

Own Conservatory/sitting room overlooking communal garden area - 2.9m x 2.1m

Heat & lighting included

Electricity used to be paid for on a metered card

Council tax payable

Communal garden area

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band

EPC

The property is classed as Band C

TERMS

The property is to be let on an Assured Shorthold Tenancy. A months deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide the Landlord with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

**Whirledge
&Nott**

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