



## 48 Callow Court

Seymour Street, Chelmsford, CM2 0RW

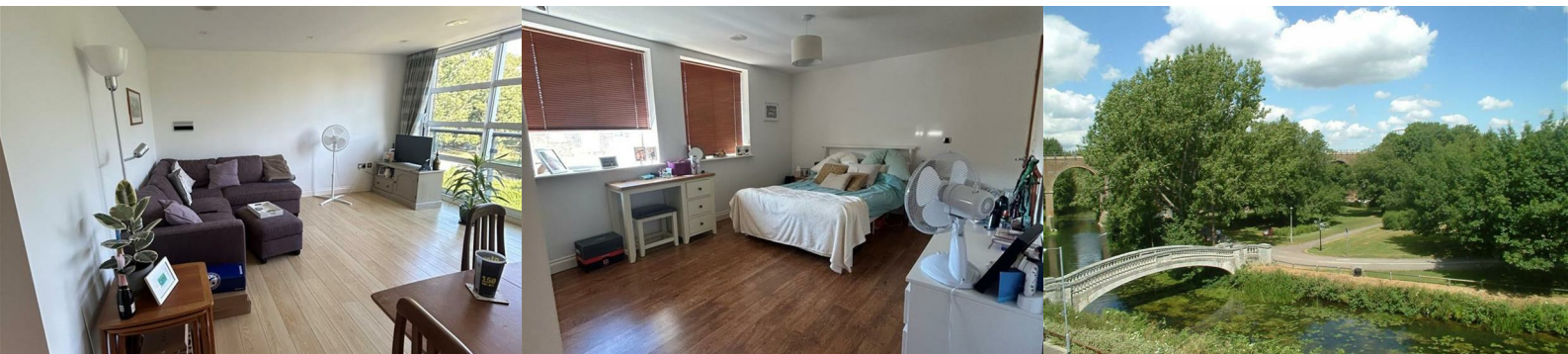
£1,600 PCM



Welcome to this charming two-bedroom apartment located in the desirable area of Callow Court on Seymour Street, Chelmsford. This modern flat offers a comfortable and convenient living space.

One of the key highlights of this property is the allocated parking space for one vehicle, a valuable feature in this bustling area. This ensures that you will always have a secure place to park, adding to the overall appeal of the apartment.

Situated in Chelmsford, this property benefits from excellent local amenities, including shops, restaurants, and parks, all within easy reach. The area is well-connected by public transport, making it an ideal location for commuters.



## COMMUNAL ENTRANCE

Security phone controlled entrance to communal hallway, lockable letter boxes, carpeted stairs and passenger lift to:

## SECOND FLOOR LANDING

Spacious communal hall with skylight, door to:

## ENTRANCE HALL

Laminate wood flooring, entry-phone, walk-in storage cupboard, additional cupboard housing boiler, smooth plaster ceiling with inset spotlights.

## LOUNGE

Laminate wood flooring, smooth plaster ceiling with inset spotlights, feature double sliding patio doors with balcony style wooden handrail and glass panels offering spectacular views of Central Park and the River Can with fitted curtains, thermostat controls for under-floor heating, integrated wiring for TV FM and satellite, telephone point

## KITCHEN

Fitted with a range of base and eye level units with integrated stainless steel dual electric oven, stainless steel 4-ring gas hob with stainless steel extractor hood above, integrated fridge-freezer, washer/dryer and dishwasher, under unit lights, tiled floor, thermostat controls for under-floor heating, smooth plaster ceiling with inset spotlights, double glazed window with fitted blinds

## BEDROOM 1

Dark wood floors, chrome spotlight fitting, large built-in mirror fronted wardrobes with sliding doors hang rail and shelves, 2 thermostat controls for under-floor heating, double glazed window, TV and telephone points, door to en-suite

## EN-SUITE

A white suite comprising a fully tiled shower with glazed doors, WC, basin with chrome mixer tap, chrome heated towel rail, fully tiled walls, tiled floor, mirror, smooth ceiling with inset spotlights, extractor fan, shaver point

## BEDROOM 2

Laminate wood flooring, chrome spotlight fitting, built-in mirror fronted wardrobe with sliding doors hang rail and shelves, thermostat controls for under-floor heating, double glazed window, TV point

## BATHROOM

A white suite comprising panel enclosed bath with mixer taps glazed screen and shower attachment, WC, basin with mixer taps, chrome heated towel rail, fully tiled walls, tiled floor, smooth plaster ceiling and inset spotlights, extractor fan, shaver point

## EXTERNAL

1 allocated parking space in communal car park, as well as several visitor spaces.

## INFORMATION

Holding Fee: £369.00

Deposit: £1846.00

Water Rates: £75 per quarter (every 3 months)

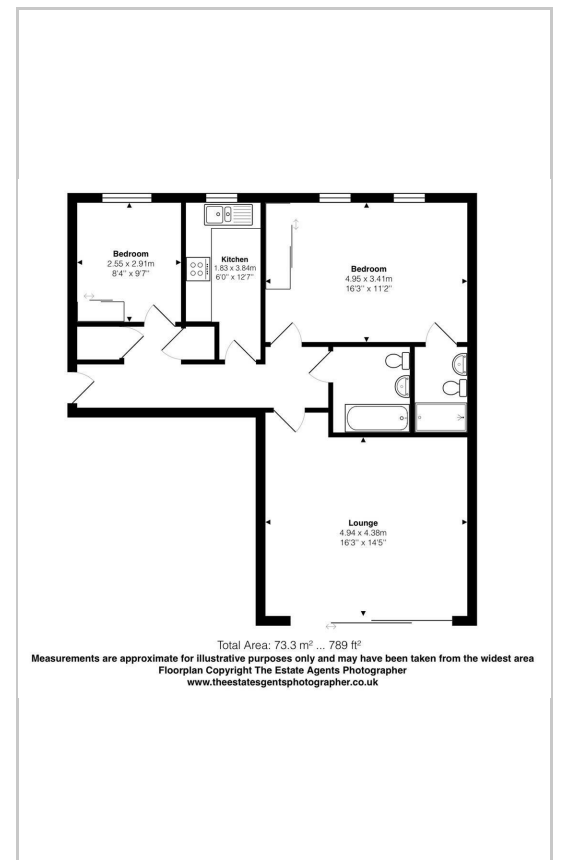
Available: from 28th July 2026

Applicants must be able to show an annual salary of £48,000.00 or more.

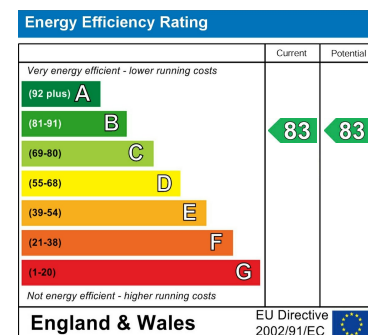
## Area Map



## Floor Plans



## Energy Efficiency Graph



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