



## 2 Boudicca Mews

Moulsham Street, Chelmsford, CM2 0LA

£1,250 Per Month



Nestled in the charming Boudicca Mews on Moulsham Street, Chelmsford, this delightful maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for working professionals seeking a modern living space in a vibrant area.

One of the standout features of this property is its proximity to local amenities. Residents will find themselves just a stone's throw away from a variety of shops, cafes, and restaurants, making it easy to enjoy the best that Chelmsford has to offer. The area is well-connected, providing excellent transport links for those commuting to work or exploring the surrounding regions.



## ENTRANCE

front door, hard flooring, radiator.

## LOUNGE

Carpet to floor, dual aspect windows. Exposed beams. Radiator. Stairs to first floor.

## KITCHEN

Selection of wall and base units, integrated oven and hob with free standing washing machine and fridge/freezer. Double glazed window to rear.

## BEDROOM 1

Double sized room, with carpet to floor, radiator under double glazed window.

## BEDROOM 2

Single room with carpet to floor and double glazed window.

## BATHROOM

3 piece suite comprising a bath with shower over and screen, wash basin and WC and a radiator

## EXTERNAL

No Parking with the property.

Permits can be requested via Chelmsford City Council.

## INFORMATION

Holding Fee: £288.00

Deposit: £1440.00

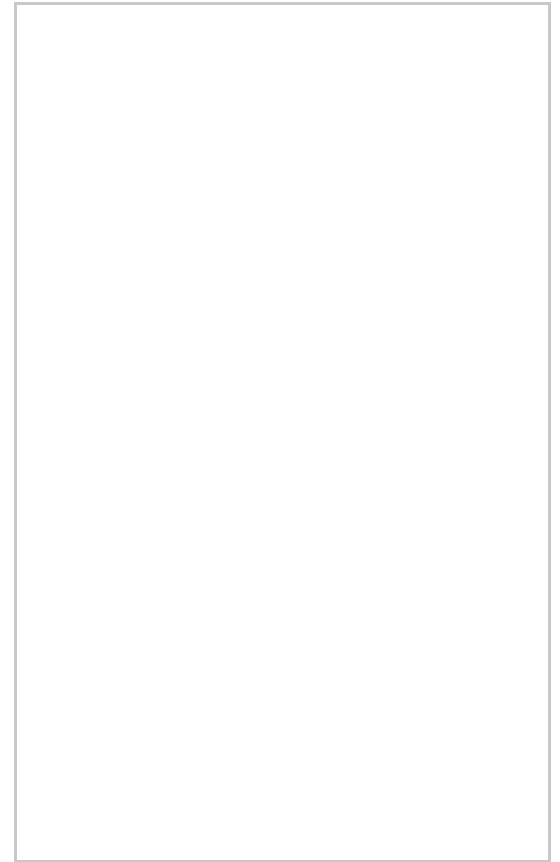
Applicants must be able to show an annual income of £38,000 or more.

Pets are not permitted under the headlease.

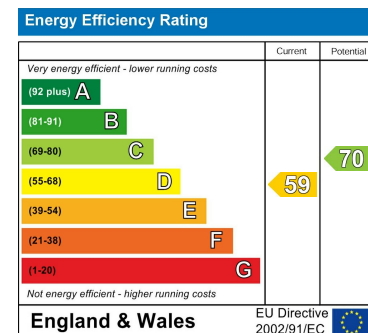
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. Intending purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

65 New London Road, Chelmsford, Essex, CM2 0ND

Tel: 01245 266088 Email: [property@elwelltaylor.co.uk](mailto:property@elwelltaylor.co.uk) <https://www.elwelltaylor.co.uk>