

Adrians

Sales & Lettings Agents

To Let



Watson Heights, Chelmsford

A superb two bedroom top floor City centre apartment ideal for those commuting, being within only a few minutes' walk to the station and all that the City centre has to offer. Only a few years old, it has an excellent internal specification and also has the distinct advantage of its own allocated parking space within a private gated area to the rear of the complex. It also has a good size balcony with far reaching views and an internal viewing is recommended!



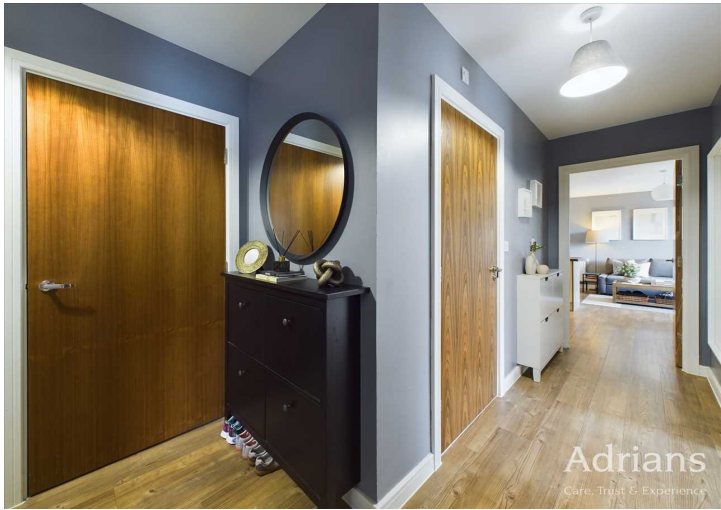
2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)



ENTRANCE HALL

A good size entrance hall with engineered flooring, radiator, entry phone system, built in boiler cupboard housing the gas fired boiler and further built in storage cupboard, doors to

KITCHEN

Well fitted with a range of units comprising inset one and a quarter bowl single drainer sink unit with mixer tap, working surfaces with cupboards and drawer units, built in hob and oven with cooker hood above, integrated fridge freezer, washer dryer and dishwasher, tiling over worktops, eye level cupboards with under lighting, engineered flooring, inset spot lights.

LOUNGE & DINING AREA

Engineered flooring, two radiators, patio doors giving access to

BALCONY

A good size useful and usable balcony with glass balustrade and far reaching views over rooftops towards the old historic Ransome Hoffman Pollard ball bearing Company manufacture building.

BEDROOM ONE

Radiator, full height double glazed window, ceiling speaker, door to

EN-SUITE SHOWER ROOM

White suite comprising low level w.c with concealed cistern, wash hand basin with mixer tap, shower cubicle with fitted shower, tiled flooring, towel warmer, part tiled walls, double glazed window, ceiling speaker, inset spot lights.

BEDROOM TWO

Another good size bedroom with radiator, full height double glazed window.

BATHROOM

White suite comprising panel enclosed bath with mixer tap, glazed shower screen to side, fitted shower unit with separate hose, wash hand basin with mixer tap, low level w.c with concealed cistern, tiled flooring, towel warmer, part tiled walls, inset spot lights, extractor fan.

ALLOCATED PARKING SPACE

As previously mentioned this particular apartment has its own allocated parking space within the private gated parking area to the rear of the complex and which is visible from the balcony of the apartment.



COUNCIL TAX BAND:
POSTCODE: CM1 1AF

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

All applicants aged 18 years and older are required to pass the reference criteria prior to entering into any Tenancy.

1 WEEKS' RENT REQUIRED FOR HOLDING FEE

5 WEEKS' RENT REQUIRED FOR DEPOSIT

For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP

01245 265621 | info@adrians-property.co.uk | www.adrians-property.co.uk