



 **2**
Bedrooms

 **2**
Bathrooms
WATSON HEIGHTS
EVEN NO'S



Modern 2-bedroom apartment in a prime location in Chelmsford city centre. Perfect for professionals or couples seeking a stylish home with easy access to local amenities, schools, and transport links.

Property Features:

- 2 bedrooms
- 1 reception room
- Kitchen
- Bathroom
- Secure entry system
- Communal facilities (gym, lounge)
- On-site parking available

Local Amenities:

- Chelmsford High Street (0.2 miles)
- Tesco (0.3 miles)
- Chelmsford Museum (0.4 miles)
- Various cafes, shops, and restaurants in the city centre
- Riverside Walk (0.5 miles)

Nearby Schools:

- Chelmsford County High School for Girls (0.5 miles, 8-minute walk)
- St John Payne Catholic School (1 mile, 20-minute walk)
- Thrive Chelmsford (1.2 miles)
- New Hall School (1.5 miles)

Transport Links:

- Chelmsford Station (0.3 miles, 5-minute walk) - Greater Anglia trains to London Liverpool Street (approx. 35-40 mins)
- Bus stops on Moulding Street (0.1 miles, 2-minute walk) - routes 31, 32, 33, 34
- Bus stops on Duke Street (0.2 miles, 4-minute walk) - routes 1, 2, 3, 4
- Nearby A12 (1 mile) for car access to London and Essex

Walking Distances:

- Chelmsford Station: 5-minute walk
- High Street shops: 5-10 minute walk
- River Chelmer: 10-minute walk

Local Council:

- Chelmsford City Council
- Council Tax Band: [D]

Key criteria for tenants are below:

- Tenants must be UK-based
- Tenants must not have adverse credit.
- Minimum household monthly income of 2.5x the rental amount is required.

Available Now!

Rent : £1850 pcm

For more information or to arrange a viewing call us today 02085970301



Energy performance certificate (EPC)

104, Watson Heights
CHELMSFORD
CM1 1AF

Energy rating

B

Valid until 30 June 2025

Certificate number

8600-8293-4739-6407-3353

Property type

Ground-floor flat

Total floor area

70 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.22 W/m ² K	Very good
Floor	Average thermal transmittance 0.18 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.8 m ³ /h.m ² (as tested)	Good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 69 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

0.9 tonnes of CO₂

This property's potential production

0.9 tonnes of CO₂

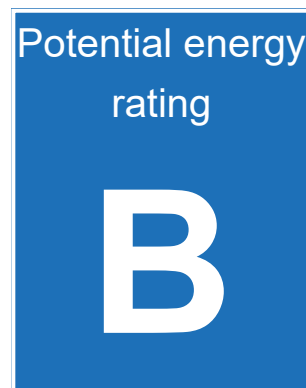
By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use. \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/)



Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency/\)](https://www.gov.uk/improve-energy-efficiency/)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£324

Potential saving

£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

1061.0 kWh per year

Water heating

1910.0 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive/\)](https://www.gov.uk/domestic-renewable-heat-incentive/). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The

estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

David Thomas

Telephone

01892 891 280

Email

d.thomas@bbsenvironmental.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO001467

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

1 July 2015

Date of certificate

1 July 2015

Type of assessment

▶ [SAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.