



1 West One

Rainsford Road, Chelmsford, CM1 2PZ

£1,200



Available to let is this one bedroom ground floor flat in the heart of Chelmsford City. Less than a 5 minute walk into the center of the city as well as Chelmsford Train Station with travel to London in under 60 minutes.

Parking is available by separate negotiation.



COMMUNAL ENTRANCE

Recently redecorated foyer with doors to the front and rear of the building, individual wall mounted post boxes.

HALLWAY 10'6" x 6'3" (3.20 x 1.91)

Wall mounted entry phone system, electric heater, smooth plaster ceiling with inset lights, wood effect laminate flooring. Doors leading to all rooms.

STORAGE/ AIRING CUPBOARD 4'0" x 3'7" (1.22 x 1.09)

Housing hot water cylinder and electricity consumer unit, smooth plaster ceiling with inset lighting, carpet to floor.

LOUNGE 85'0" x 11'0" > 7'8" (25.9 x 3.35 > 2.34)

Lounge area measures 18'8 x 11'. Double glazed windows to rear, double glazed French doors giving access to balcony, television point with wood effect flooring.

KITCHEN

Open plan Kitchen to Lounge, fitted with a range of wall and base units, integrated fridge, washer/dryer and electric oven & four ring electric hob with extractor fan.

BEDROOM 18'0" x 7'10" max > 7'2" (5.49 x 2.39 max > 2.18)

Double sized bedroom with double glazed window to rear, wall mounted electric heater, television point & carpet to floor.

BATHROOM 6'6" x 6'2" (1.98 x 1.88)

White three piece suite comprising of panel enclosed bath with mixer taps and shower attachment and glass shower screen, WC, hand basin. Chrome effect heated towel rail, extractor fan & shaver point.

EXTERNAL

Parking spaces are available through separate negotiation.

INFORMATION

Holding Fee: £276.00

Deposit: £1384.00

Available from: Immediately following referencing.

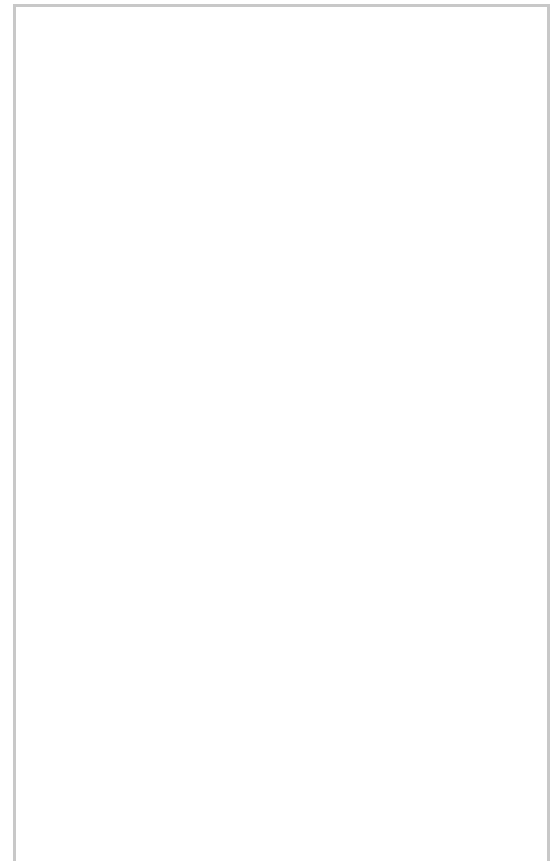
Applicants must be able to show an annual income of £39,000 or more.

No pets. Non Smokers. Not suitable for children.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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