



## Pearce Manor, Chelmsford, CM2 9XH

- One Bedroom Flat
  - First Floor
- Available Early March 2026
  - Allocated Parking
  - Appliances Included
  - Fitted Wardrobes

**£1,150 PCM (per calendar month) - Council Tax Band: B**  
**Holding deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**

# Pearce Manor

Chelmsford, CM2 9XH



## Entrance Hall

Entrance door, intercom system, airing cupboard, carpet.

## Reception Room

12' x 11'9 (3.66m x 3.58m)

Double glazed bay window to rear, electric heater, carpet.

## Kitchen

11'9 x 5'6 (3.58m x 1.68m)

Double glazed window to rear, wall and base units, stainless steel single drainer sink, gas hob, oven, extractor, plumbing for washing machine, freestanding washing machine and fridge freezer, part tiled walls, vinyl flooring.

## Bedroom

13'8 x 8'7 (4.17m x 2.62m)

Double glazed window to front, fitted wardrobes, electric heater, coved ceiling, carpet.

## Bathroom

Frosted double glazed window to side, low level WC, vanity wash hand basin, panelled bath, electric heater, part tiled walls, vinyl flooring.

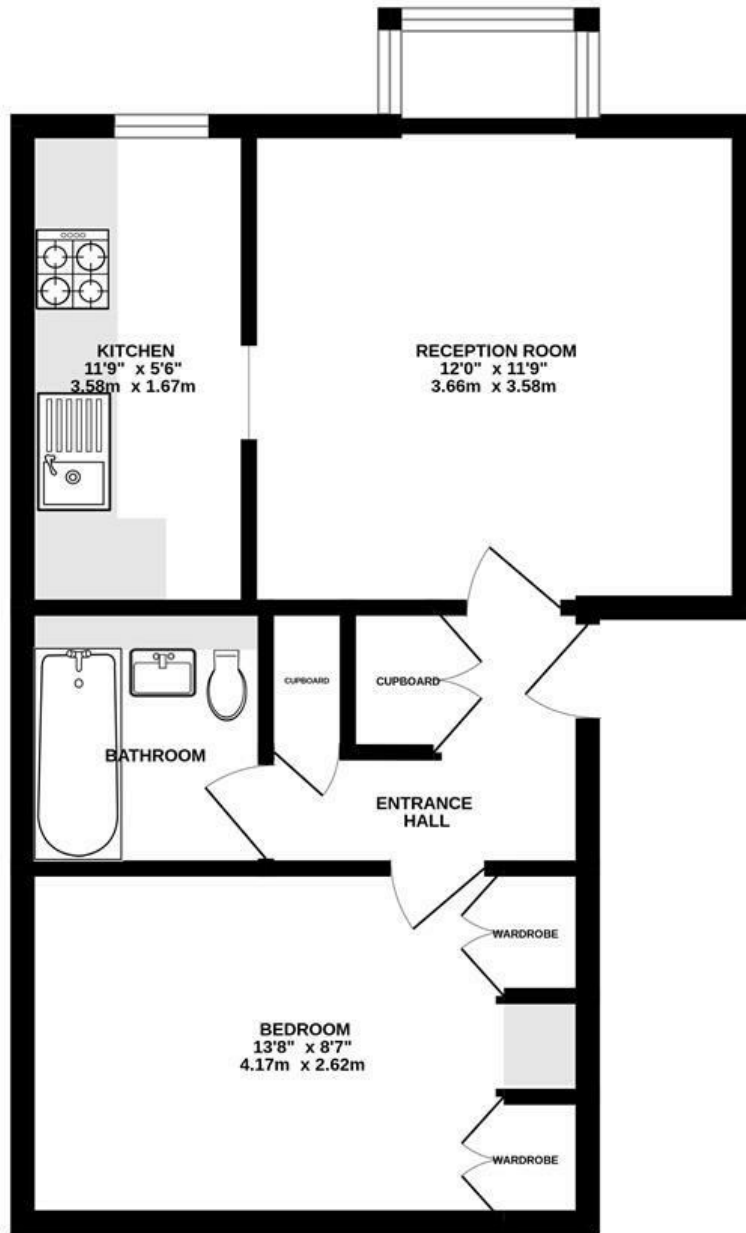
## Parking

One allocated parking space to side plus additional visitor spaces.





FIRST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 421 sq.ft. (39.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenant Fees:**

Holding deposit is one week's rent  
Tenancy deposit is five weeks' rent.

