



Springfield Road

Chelmsford, CM2 6AT

£1,300 Per Month

Tax Band: D



****OPEN DAY 29TH AUGUST****-Available for rent immediately, is the well presented **FIRST FLOOR** apartment. Offering a **SPACIOUS 27' OPEN PLAN LIVING SPACE**, two good sized bedrooms with **EN-SUITE** to the master, hallway, separate bathroom and **MODERN KITCHEN** with integrated appliances plus **ALLOCATED PARKING**. Located walking distance to local schools/shops & **CITY CENTRE**. Call Hamilton



COMMUNAL ENTRANCE:

FIRST FLOOR APARTMENT:

ENTRANCE HALL:

OPEN PLAN LIVING SPACE:

27'02" x 14'04" (8.28m x 4.37m)

Triple aspect double glazed windows, storage cupboard.

KITCHEN AREA:

Round edge worktops with porcelin drainer sink inset, gas hob with extractor over, integrated oven, fridge freezer, washing machine, matching wall and base units, wall mounted boiler.

LOUNGE AREA:

BEDROOM ONE:

12'05" x 10'00" (3.78m x 3.05m)

EN-SUITE:

6'05" x 4'08" (1.96m x 1.42m)

BEDROOM TWO:

9'10" x 9'05" (3.00m x 2.87m)

BATHROOM:

9'10" x 4'09" (3.00m x 1.45m)



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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