# Fenn Wright.

Chelmsford office, 20 Duke Street 01245 491 111

### Kings Tower, Marconi Plaza, Chelmsford, CM1 1GS





2 bedrooms1 reception room1 bathroom





A Two bedroom first floor apartment ideally positioned within the heart of Chelmsford City centre, providing fantastic to Chelmsford station and all local amenities.

Particulars for Kings Tower, Marconi Plaza, Chelmsford, CM1 1GS

## Some details

#### **General information**

A Two bedroom first floor apartment ideally positioned within the heart of Chelmsford City centre, providing fantastic to Chelmsford station and all local amenities. The apartment boasts Two double bedrooms both of which have built in wardrobes and a balcony, furthermore the master bedroom has an en-suite shower room. There is a very spacious and open plan living area, which is light and airy and opens into the modern fitted kitchen which offers a range of base and eye level units, cooker with hob, sink with drainer, fridge/freezer, dishwasher, washing machine and microwave.

Located in Marconi plaza the property benefits from concierge service, lift access, security entry phone system and secured underground parking. You can also use the free resident's gym at your own leisure.

#### Lounge/dining room

21' 5" x 19' 10" (6.53m x 6.05m)

**Kitchen** 14' 2" x 5' 11" (4.32m x 1.8m)

Bedroom one 12' 9" x 11' 8" (3.89m x 3.56m)

**Ensuite** 7' 3" x 4' 7" (2.21m x 1.4m)

Bedroom two 12' 3" x 12' 2" (3.73m x 3.71m)

Bathroom

7' 3" x 7' 2" (2.21m x 2.18m)

#### Letting information

The rent is exclusive of utilities and council tax. Minimum term: 12 months Deposit: £1384.61 Availability: NOW No Pets Non Smokers Council tax band - E EPC rating - D

#### Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

#### Viewing

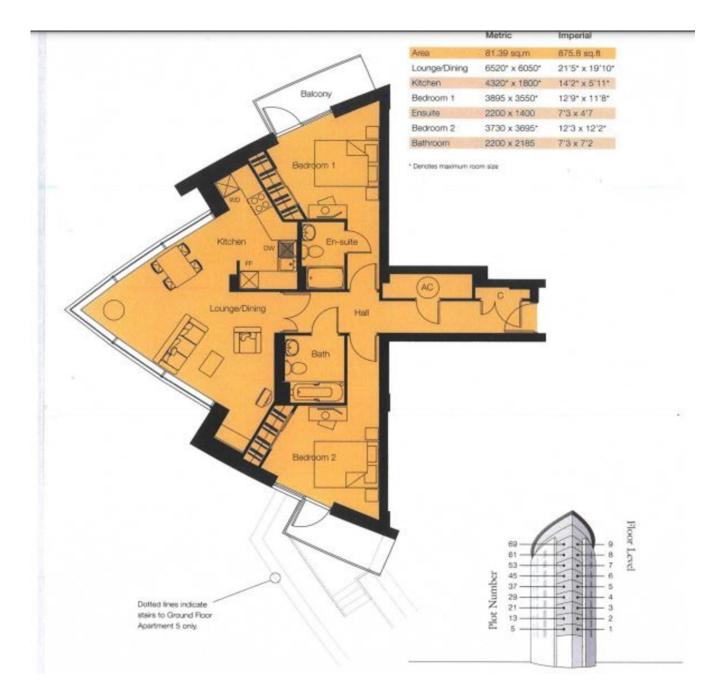
To make an appointment to view this property please call us on 01245 491 111.











#### To find out more or book a viewing

## 01245 491 111 fennwright.co.uk

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