

Mildmay Court, Mildmay Road, Chelmsford, Essex, CM2 0DY



To Let  
Unfurnished  
£575pcm

- 1 bedroom
- 1 reception room
- 1 bathroom

## Some details

A top floor studio apartment situated in this popular location known as Old Moulsham, within Chelmsford City Centre. The property is within a short walk of Chelmsford mainline railway station and high street. Parking is also available on a first come, first serve basis.

The accommodation comprises: entrance hall, kitchen, shower room, large studio/reception room.

PLEASE NOTE THERE IS NO PLUMBING FOR A WASHING MACHINE AND THE ONLY APPLIANCE PROVIDED IS A FRIDGE WITH A FREEZER BLOCK.

### Entrance Hall

8' 04" x 2' 08" (2.54m x 0.81m)

### Kitchen

7' 08" x 3' 04" (2.34m x 1.02m)

### Shower room

7' 00" x 4' 11" (2.13m x 1.5m)

### Studio/reception room

19' 09" x 11' 09" (6.02m x 3.58m)

### Outside

Parking is available on a first come, first serve basis subject to availability. A permit will be provided.

### Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £663.46

Availability: Mid July 2019

No Pets

Non smokers

There is a communal laundry room which is available to the tenants. There isn't the facility for a domestic cooker, other than a counter top cooker or microwave

### 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.



To find out more or book a viewing

# 01245 491 111

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### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance

Particulars of Mildmay Court, Mildmay Road, Chelmsford, Essex, CM2 0DY

