

Lockside Marina, Chelmsford, Essex, CM2 6HF



**To Let**  
£1,200 pcm

**2** bedrooms  
**1** reception room  
**2** bathrooms





\*Water bills included\* A two double bedroom ground floor waterside apartment which benefits from high spec interior throughout along with en-suite to master, allocated parking, communal garden and a Sonus sound system.

# Some details

## Property description

Fenn Wright lettings have the pleasure in bringing to the market as sole agents this two double bedroom ground floor waterside apartment located within walking distance to Chelmsford city centre. The property has been finished by to a high standard throughout.

This stunning waterside apartment benefits from one allocated parking space, communal garden, two double bedrooms, open plan living with integrated white goods, En-suite to master, separate bathroom and ample storage throughout. Please find information on measurements below.

## Open plan living

22' 75" x 15' 68" (8.61m x 6.3m)

High specification kitchen throughout with integrated white goods and patio doors leading into communal garden. Living space with built in TV and Sonus sound system.

## Bedroom two

12' 72" x 7' 19" (5.49m x 2.62m)

Double bedroom with high quality carpet and window overlooking canal.

## Master bedroom

13' 01" x 9' 99" (3.99m x 5.26m)

Double bedroom with high quality carpet and window overlooking the canal, bedroom also benefits from an En-suite.

## En-suite

With modern bathroom suite.

## Bathroom

## Important information

Availability: 1st of August 2019

Rent: £1200 PCM

Deposit: £1384.61

Rent exclusive of all other bills

One allocated parking space

Outside communal space

## Agents note

NO TENANT FEES APPLICABLE

Prior to a tenancy starting:

Holding Deposit: A maximum of 1 week's rent per tenancy application.

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.

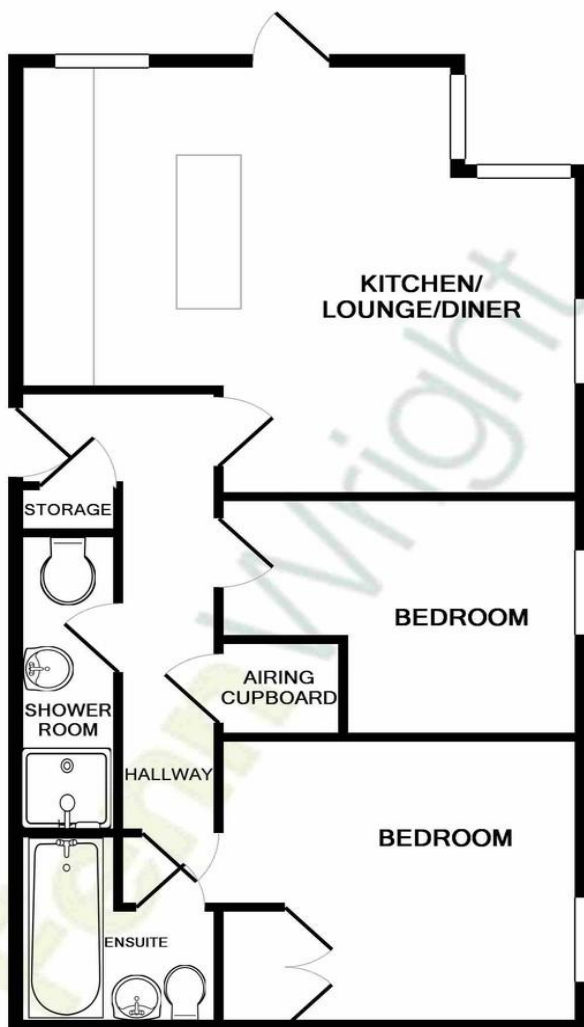
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

To find out more or book a viewing

**01245 491 111**

[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential, commercial and agricultural sales and lettings
- development, planning and new homes
- agricultural property advice, farms and land
- mortgage valuations, Homebuyers reports and building surveying
- Fisheries (UK and France) and equestrian property (UK-wide)

#### 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 Lockside Marina, Chelmsford, Essex, CM2 6HF

