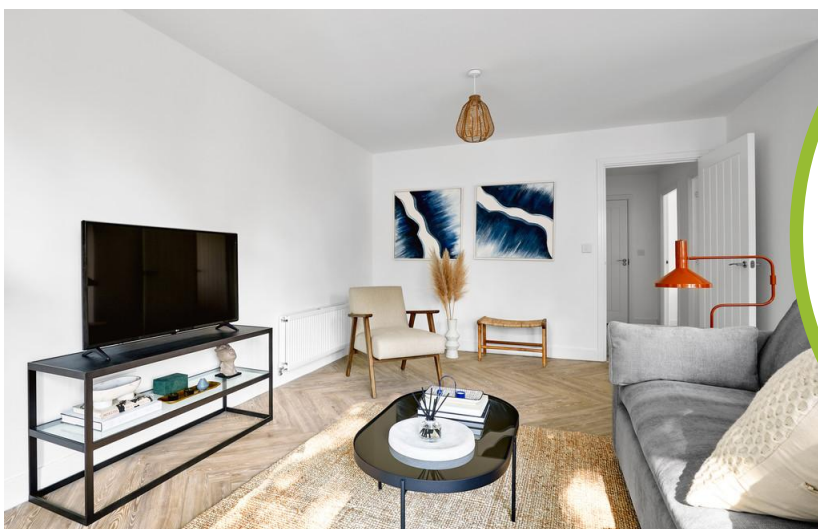


East Quay, 218 Wharf Road, Chelmsford, CM2 6FP



**To Let**  
**Furnished**  
**£1,360pcm**

2 bedrooms  
1 reception room  
1 bathroom



Recently constructed Canalside Apartments | Short Walk to City Centre & Train Station | Close to Central Park | Residents' Lounge with Free Tea/Coffee | WiFi Connected Work Zones | Car Parking Available to Rent | Pet Friendly | Free Broadband | On-Site Team

# Some details

## General information

One Canalside is a recently constructed waterside community located just a short walk from Chelmsford city centre, train station and Central park. Here you can enjoy modern city style apartments while being on the edge of some of Essex's finest countryside. One Canalside is a place where you have freedom. To paint your walls, bring your pets, and make home - feel like home.

Relax in our Residents' lounge with free Barista quality coffee. Stay connected in Resident work zones with free Wifi. Host meetings outside of your home in the Residents' meeting room. As if these amenities aren't enough, we're excited to offer a brand new games room and impressive private dining room - expected early 2022.

All homes include beautiful Nordic Oak flooring with warm Dove Grey carpets in bedrooms, high quality German kitchens, sleek Catalonian 3-piece bathroom suites and integrated Electrolux washer/dryer, induction hob, oven and dishwasher.

Most homes come with private outdoor space, whether a charming balcony or wrap around terrace boasting 360 degree views. Every bedroom includes a built-in wardrobe with floor to ceiling mirror. Free super-fast 150MB broadband comes as standard. And on top of this, your home will be well insulated with double glazed windows and well sound-proofed with high quality soundproofing materials used to separate homes.

The One Canalside team are on site 7 days a week to answer your questions, maintain the building and your home, and to ensure you have a stress free renting experience.

Call today to book a viewing.

## Disclaimer:

Photos are for example purposes only. Whilst your home will be of almost identical specification, layouts, sizes and contents may differ. Please ask the team for more info.

Fenn Wright work in Partnership with the One Canalside team. All enquiries are managed by Fenn Wright and passed over to the One Canalside team upon application.

## Entrance hall

4' 03" x 10' 05" (1.3m x 3.18m)

With doors leading to bathroom, bedroom one, bedroom two and Living room/dining room/kitchen.

## Living room/dining room/kitchen

12' 05" x 20' 02" (3.78m x 6.15m)

Fitted kitchen with integrated appliances, living area complete with furniture and dining space with table and chairs. Door leading to balcony.

## Bedroom one

10' 08" x 11' 01" (3.25m x 3.38m)

Complete with integrated wardrobe, bed with mattress and bedside tables. Ensuite shower room.

## Ensuite

4' 07" x 6' 08" (1.4m x 2.03m)

Comprising of shower, w/c, hand wash basin and heated towel rail.

## Bedroom two

12' 04" x 8' 07" (3.76m x 2.62m)

Complete with integrated wardrobe, bed with mattress and bedside tables.

## Bathroom

7' 01" x 6' 06" (2.16m x 1.98m)

Panelled bath with glass shower screen and shower over, low-level w/c, pedestal hand wash basin and heated towel rail.

## Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 6 months

Deposit: £1,360.00

Availability: 06/03/2023

No Pets

Non Smokers

EPC: B

Council tax band D

## Holding deposit

Prospective applicants will be required to pay a Holding Deposit to the Canalside Team of £200.

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](https://www.fennwright.co.uk)

## Viewing

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



\*balconies do vary please see info below

To find out more or book a viewing

**01245 491 111**

**fennwright.co.uk**

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- Water & Leisure Agency and Professional Services
- Mortgage valuations

**Consumer Protection Regulations 2008**

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test 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 necessarily 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.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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