



**Apartment: Margaret Roding**

**Monthly £650**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

A variety of recently renovated en-suite rooms to let on the outskirts of Margaret Roding prices from £650 per calendar month

Available furnished or unfurnished. Off road parking for one vehicle included in the rent.

Communal Laundry area available

Light & heat included, electricity used in the room paid via a meter card, no Council Tax payable

Communal areas cleaned weekly

**PLEASE NOTE A CAR IS REQUIRED AT THIS PROPERTY**

## DETAILS

### LOCATION

On the outskirts of Margaret Roding - please note a car is required at these properties as no public transport is available nearby

## **THE PROPERTIES**

### **BEDSIT**

En-suite bedroom with built in cupboard

Communal kitchen, dining and sitting area

Â£650 pcm

### **STUDIO FLATS - various sizes and configurations**

Kitchen/diner/sitting room with fridge/freezer & cooking facilities

En-suite bedroom with built in cupboard

Seating outside, some rooms with views over fields

Prices range from Â£675 to Â£800 pcm

Minimum 6 month rental

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax free

### **EPC**

The property is classed as Band C

### **TERMS**

The property is to be let on an Assured Shorthold Tenancy. A months deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

### **REFERENCES**

The tenant will be required to provide the Landlord with the necessary details for referencing. Referencing will include credit checks and all character and employer references.