

**oakheart**



£625 Per Month

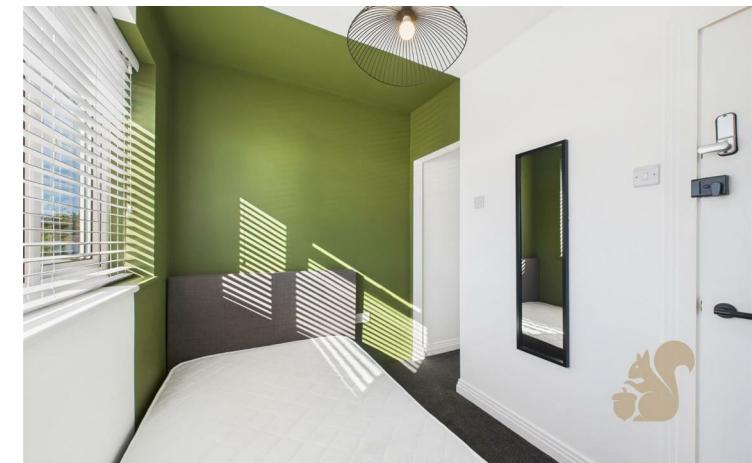
Per Month

Sunrise Avenue, Chelmsford

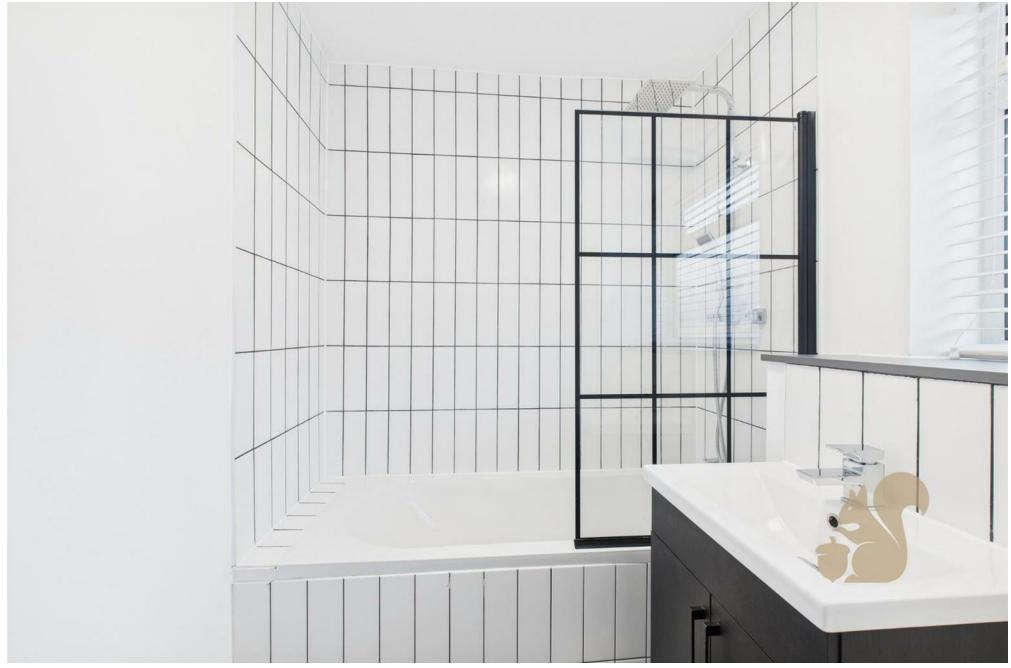
This beautifully presented double room is available to rent in a recently refurbished property finished to a high standard throughout. Located on the desirable Sunrise Avenue, the home offers a stylish and comfortable living environment ideal for professionals.

The room is spacious and tastefully decorated, featuring modern furnishings, ample storage, and plenty of natural

light. Tenants will also enjoy access to high-quality shared facilities including a fully equipped kitchen, contemporary bathroom, and a comfortable communal living area.





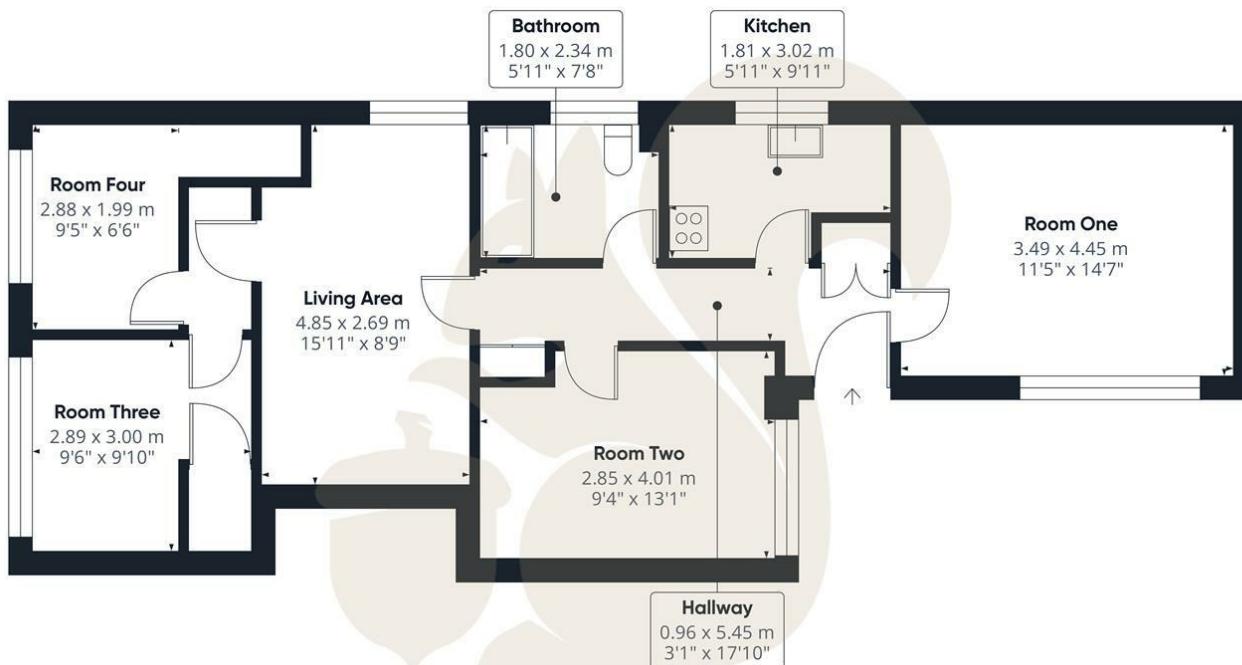




Local Authority:

Tenure:

Council Tax Band:



Approximate total area<sup>(1)</sup>

72.4 m<sup>2</sup>  
780 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.