

SCOTT &
STAPLETON

RETTENDON HOUSE
, CM3 8DW
£1,400 PCM





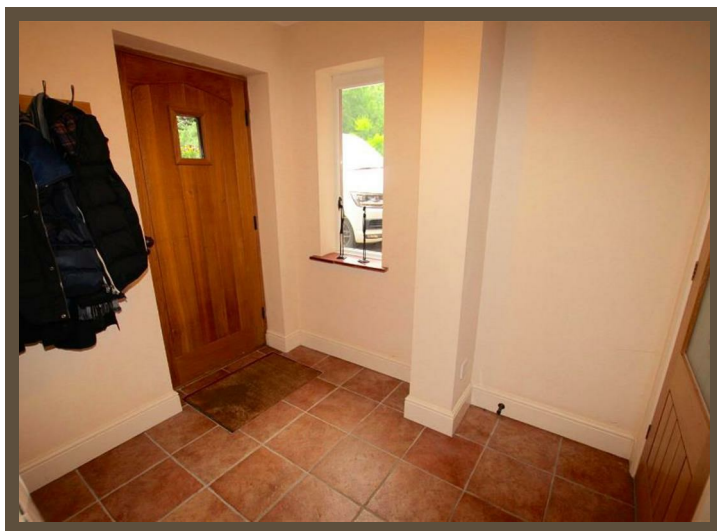
RETTENDON HOUSE

, CM3 8DW

£1,400
pcm

Scott and Stapleton are pleased to offer, this spacious two bedroom flat which is deceptively spacious and offers marvellous views of the surrounding countryside. The property has its own entrance door, hallway, utility/laundry room and ground floor storage room with stairs leading to first floor, fitted kitchen with integrated appliances, lounge, dining room/sun room and modern fitted shower room.

The property is located on the outskirts of Rettendon Common - a small village about 8 miles south east of the city of Chelmsford. Recommended to those looking for rural living but still wanting convenient access to the nearby cities of Chelmsford and London. The property is close to A12, A127, A130, A13, and the M25 via (A12). Nearby train stations of Wickford and South Woodham provide direct rail links into London Liverpool Street.



Council Tax
Chelmsford Council
Band A



Energy Efficiency Rating (EER) and Environmental Impact (CO₂) Rating (EIR) are calculated based on the Energy Performance Certificate (EPC) and the Environmental Impact Certificate (EIC) respectively. The EPC and EIC are issued by the local authority. The EER and EIR are used to determine the Council Tax Band and the Environmental Impact Rating. The EER and EIR are also used to determine the energy efficiency and environmental impact of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC