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## Chelmsford Road, Shenfield

A well-presented ground floor one-bedroom retirement apartment enjoying pleasant views over beautifully maintained communal gardens at the rear of the development. The property benefits from a 24-hour careline system, a part-time development manager, a residents' communal lounge, and on-site laundry facilities. Ideally located, it is just a short walk from Shenfield mainline station and the vibrant shopping Broadway. Offered on a furnished/unfurnished basis and available immediately (subject to references & contract).

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Monthly Rental  
Of £1,100.00



Entrance Hall

Kitchen 6' 3" x 7' 10" (1.90m x 2.40m)

Living Room/Dining Area 16' 10" x 12' 6" (5.12m x 3.80m)

Bedroom 13' 5" x 9' 10" (4.10m x 3.00m)

Bathroom 5' 3" x 9' 8" (1.60m x 2.94m)



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Energy performance certificate (EPC) - First an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

<b>File &amp; download</b> Download from BRENTWOOD ROAD CHARTERS CHARTERS	<b>Energy rating</b> <b>C</b>	<b>Valid until</b> 4 March 2036
<b>Property type</b> Ground-floor flat	<b>Certificate number</b> 0350-2704-0570-2706-3985	
<b>Total floor area</b> 45 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	70.0	72.0
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HOLDING DEPOSIT**

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.