

SCOTT &  
STAPLETON

RETTENDON HOUSE  
, CM3 8DW  
£1,400 PCM





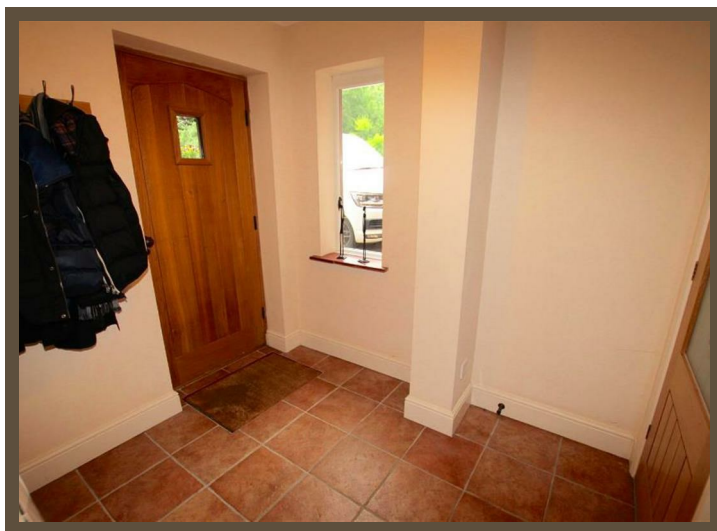
## RETTENDON HOUSE

, 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: This rating is based on the energy performance of the property. It is calculated using a range of factors, including the type of property, its size, the type of construction, and the type of heating system. The rating is expressed as a number from 1 to 100, with 100 being the most energy efficient. The rating is also expressed as a letter from A to G, with A being the most energy efficient. The rating is based on the energy performance of the property as it is, not on the potential for improvement.

| 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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |