



TO LET

Chelmsford Road, Shenfield
£2,600 pcm + security deposit

QuDe Lettings are delighted to offer this brand new 1200+ Square foot apartment in this stunning block finished to the very

- Flat
- 2 Beds
- 2 Receptions
- 2 Bathrooms
- Parking
- Energy Rating : B
- Council Tax Band D
- Unfurnished
- Shower
- Balcony



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security deposit**

Chelmsford Road,
Shenfield,
Essex
CM15 8RG

>> Key Features

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QuDe Lettings are delighted to offer this brand new 1200+ Square foot apartment in this stunning block finished to the very highest standards.

Internally the property offers TWO double bedrooms of equal size, with engineered wood flooring and both with fitted wardrobes. An En-Suite shower room to the master bedroom with Rose Gold fittings and Vitra sanitary wear. A large open plan living / dining / kitchen area with Siemens appliances (microwave, dishwasher, wine fridge, oven / hob / extractor, fridge freezer, full size separate tumble dryer and washing machine), PLUS an additional mezzanine level that could suit work from home / studio needs or even a 2nd sitting room, with 'hidden staircase' operated by remote control. In addition, the bathrooms have matt-black fittings and Vitra sanitary wear.

Externally there is a 4m wide Balcony, private parking plus ample visitors parking for residents' guests.

Available 1st October, viewings can be arranged by calling QuDe Lettings.



Special Features
KITCHEN 11'8 X 7'4
LOUNGE / DINER 21'2 X 17'7
BEDROOM 1 17' X 9'4
EN SUITE 7'3 X 5'4
BEDROOM 2 17' X 9'4
BATHROOM 17' X 9'4
LOFT ROOM 26'8 X 16'
HEAT SOURCE PUMP
UNDERFLOOR HEATING
SIEMENS Q5 APPLIANCES
PARKING
BRAND NEW
AVAILABLE 1st OCTOBER



Kitchen : 11.67' x 7.33' (3.56m x 2.24m)

Living Room : 21.17' x 17.58' (6.45m x 5.36m)

Bedroom 1 : 17' x 9.33' (5.18m x 2.84m)



En Suite : 7.25' x 5.33' (2.21m x 1.63m)

Bedroom 2 : 17' x 9.33' (5.18m x 2.84m)

Bathroom : 7.33' x 6.58' (2.24m x 2.01m)

Studio Area : 26.67' x 16' (8.13m x 4.88m)

Located on the upper level in the loft area, carpetted with balustrade around opening for a Electric operated staircase! Remote control operated the staircase falls in a 45 second sequence to reveal a hidden room that would suit a 'WFH' or even a studio. Not allocated as a sleeping area, the room can be used as a second sitting room and must be seen to be appreciated!



Useful Information

Council Tax band is D payable to Brentwood Council- 2024/25 rate is £2062.27 per year payable to Brentwood Council. Single occupants discount may be available of 25%.

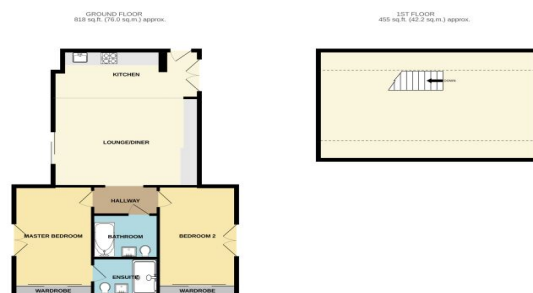
An equivalent of one weeks rent, of £600.00, is required to hold the property. This then forms part of the 5 week deposit.

To rent this property at £2,600 per calender month, the total amount required (subject to satisfactory referencing) is £5600.00 (1 months rent plus 5 weeks deposit) prior to moving in.

To rent this property a minimum annual income of £78,000 pre tax (Gross salary), singular or combined tenant income is required.

If a guarantor is required, they will require a pre tax mininum salary of £93600,000 per year.

If you require any more details or explanation of the above please ask before viewing.



TOTAL FLOOR AREA: 1,075 sq. ft. (100 sq. m.) approx.
*This is a rough estimate of the floor area and is not intended to be used for legal purposes. The actual floor area may vary slightly from the estimate.



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