

SCOTT &
STAPLETON

RETTENDON HOUSE
, CM3 8DW
£1,400 PCM





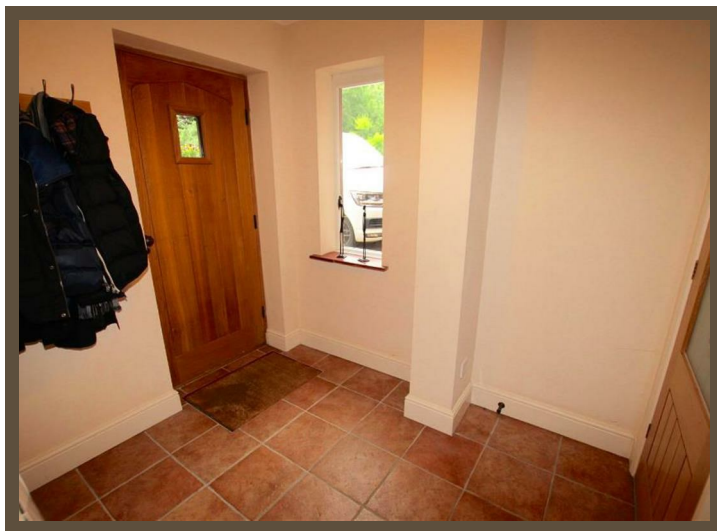
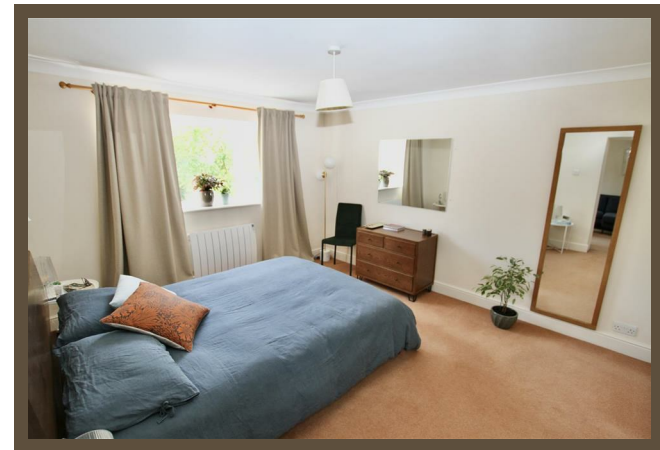
RETTENDON HOUSE

, 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 using the Energy Performance of Buildings (EPB) Directive 2002/91/EC. The EER is based on the building's energy consumption and the EIR is based on the building's CO₂ emissions. Both ratings are expressed as a percentage of the maximum possible score. The EER is calculated using the following formula: EER = (Energy consumption / Maximum possible energy consumption) x 100. The EIR is calculated using the following formula: EIR = (CO₂ emissions / Maximum possible CO₂ emissions) x 100. The maximum possible energy consumption and CO₂ emissions are determined by the building's size, location, and other factors.

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