



NO  
ONWARD  
CHAIN

INVESTMENT  
OPPORTUNITY

BUCKINGHAM COURT, GREAT DUNMOW  
GUIDE PRICE: £150,000

SECOND FLOOR STUDIO APARTMENT | LARGE OPEN PLAN  
LIVING SPACE | HOME OFFICE | KITCHEN | ALLOCATED  
PARKING | COMMUNAL GARDENS | WITHIN WALKING  
DISTANCE TO GREAT DUNMOW HIGH STREET | PREVIOUSLY  
LET AT £680 PCM

## THE PROPERTY

A second floor studio apartment located within the popular location of Buckingham Court. The property comprises of a large and bright living room, kitchen, bathroom and home office. Outside benefits from communal gardens, allocated parking space and walking distance to high street.



ENTRANCE HALL  
OPEN PLAN LIVING AREA  
17'1" X 12'6"  
KITCHEN







HOME OFFICE 7'8" X 6'4"

FAMILY BATHROOM



With timber front door opening into:

#### ENTRANCE HALL

With inset ceiling downlighting, airing cupboard housing combination gas boiler and shelving, wall mounted radiator, power points, fitted carpet, wall mounted fuse board and doors to rooms.

#### FAMILY BATHROOM

Comprising a three-piece suite of panel enclosed bath with twin taps, tiled and glazed surround with wall mounted electric shower, close coupled WC, pedestal wash hand basin with mixer tap, electric shaving point, full tiled surround, ceiling lighting, extractor fan, ornate window with secondary glazing to rear, wall mounted heated towel rail and tiled flooring.

#### BEDROOM – 7'8" X 6'4"

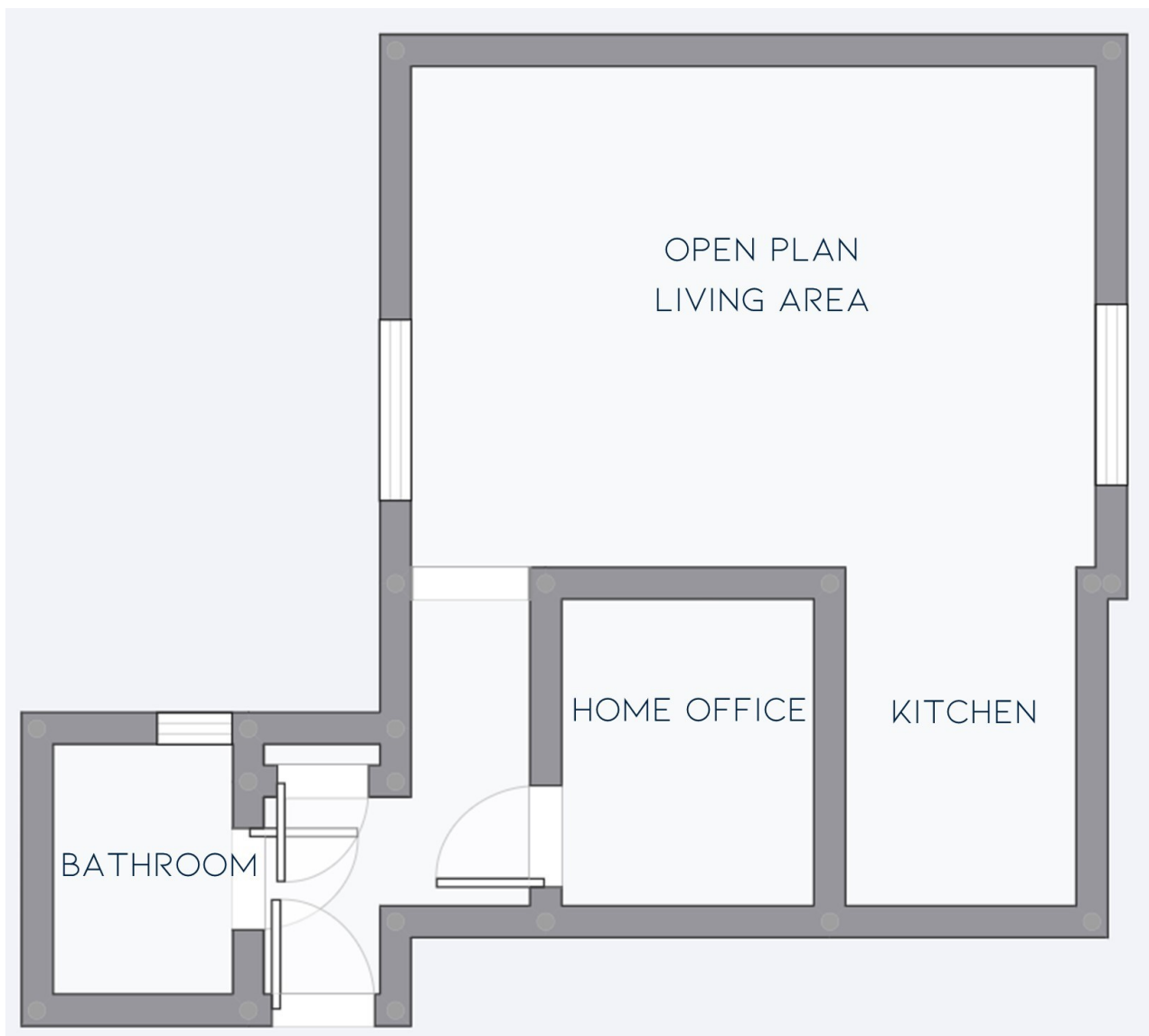
With feature glass wall, TV and power points, fitted carpet and access to loft.

#### LIVING ROOM DINER – 17'1" X 12'6"

With ornate windows with secondary glazing to both side aspects, inset ceiling downlighting, smoke alarm, wall mounted radiator, an array of built-in storage cupboard, TV, telephone and power points and large opening through to:

#### KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary oak block effect work surface, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, recess, power and plumbing for both undercounter fridge and washing machine, integrated 4-ring stainless steel gas hob with tiled splashback and stainless steel extractor fan above and oven beneath, inset ceiling downlighting, an array of power points and tiled flooring.





## OUTSIDE

The property enjoys an allocated parking space.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100



# EPC EXEMPT

## THE LOCATION

Buckingham Court is excellently located in an extremely popular location within walking distance to the high street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

GENERAL REMARKS & STIPULATIONS

Folio 3287

FULL ADDRESS

8, Buckingham Court, The Close, Great Dunmow, CM6 1XE

SERVICES

Mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

COUNCIL TAX BAND

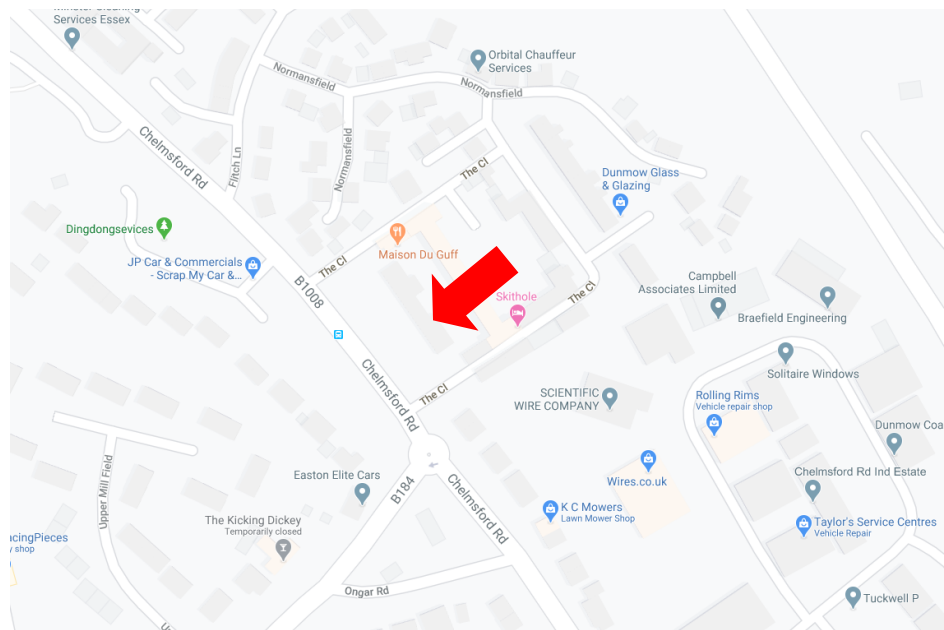
Band A

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS

From our office head south on the Chelmsford Road for approximately 700 yards, left into The Close and turn right onto Buckingham Court.



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?