

# PESTELL & Co

ESTABLISHED 1991



BRITISH  
PROPERTY  
AWARDS  
2018  
★★★★★  
GOLD WINNER  
ESTATE AGENT IN  
GREAT DUNMOW



BRITISH  
PROPERTY  
AWARDS  
2019  
★★★★★  
GOLD WINNER  
ESTATE AGENT IN  
GREAT DUNMOW



BRITISH  
PROPERTY  
AWARDS  
2021  
★★★★★  
GOLD WINNER  
ESTATE AGENT IN  
GREAT DUNMOW



## TWYFORD COURT GREAT DUNMOW TO LET: £800 PCM

UNFURNISHED ONE BEDROOM LUXURY APARTMENT | IMMACULATELY  
PRESENTED | OPEN PLAN LIVING DINING KITCHEN | THREE PIECE  
BATHROOM SUITE WITH UNDERFLOOR HEATING | VIDEO ENTRY  
SYSTEM | HIGH QUALITY FIXTURES AND FITTINGS | THROUGHOUT  
SECURE GATED PARKING | FULLY DOUBLE GLAZED | WITHIN THE  
HEART OF GREAT DUNMOW'S HIGH STREET | AVAILABLE FROM  
03/10/2021

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A recently converted luxury apartment that offers gated off road parking for one car. The property is an immaculately presented one bedroom apartment comprising of a large open plan kitchen/living area, one bedroom and a bathroom with underfloor heating. With the apartment residing on the ground floor, entry is via secure fob access through a stylish and well kept communal hallway. Nestled in a quiet courtyard, the apartment is located off the main high street and within walking distance of local shops, restaurants, schools and doctors.



### ENTRANCE HALL

LIVING DINING KITCHEN  
AREA :  
19'8" X 11'0"





BEDROOM  
12'1" X 9'3"  
BATHROOM



Entry is via secure fob access through a stylish and well kept communal hallway.

With timber effect door opening onto:

#### ENTRANCE HALL:

With inset ceiling down lighters, smoke alarm, video entry system, wood effect flooring and oak doors to rooms:

#### OPEN PLAN KITCHEN LIVING AREA: 19'8" X 11'0"

With window to front, inset ceiling down lighters, wood effect flooring, wall mounted radiator, TV, telephone and power points.

#### KITCHEN AREA:

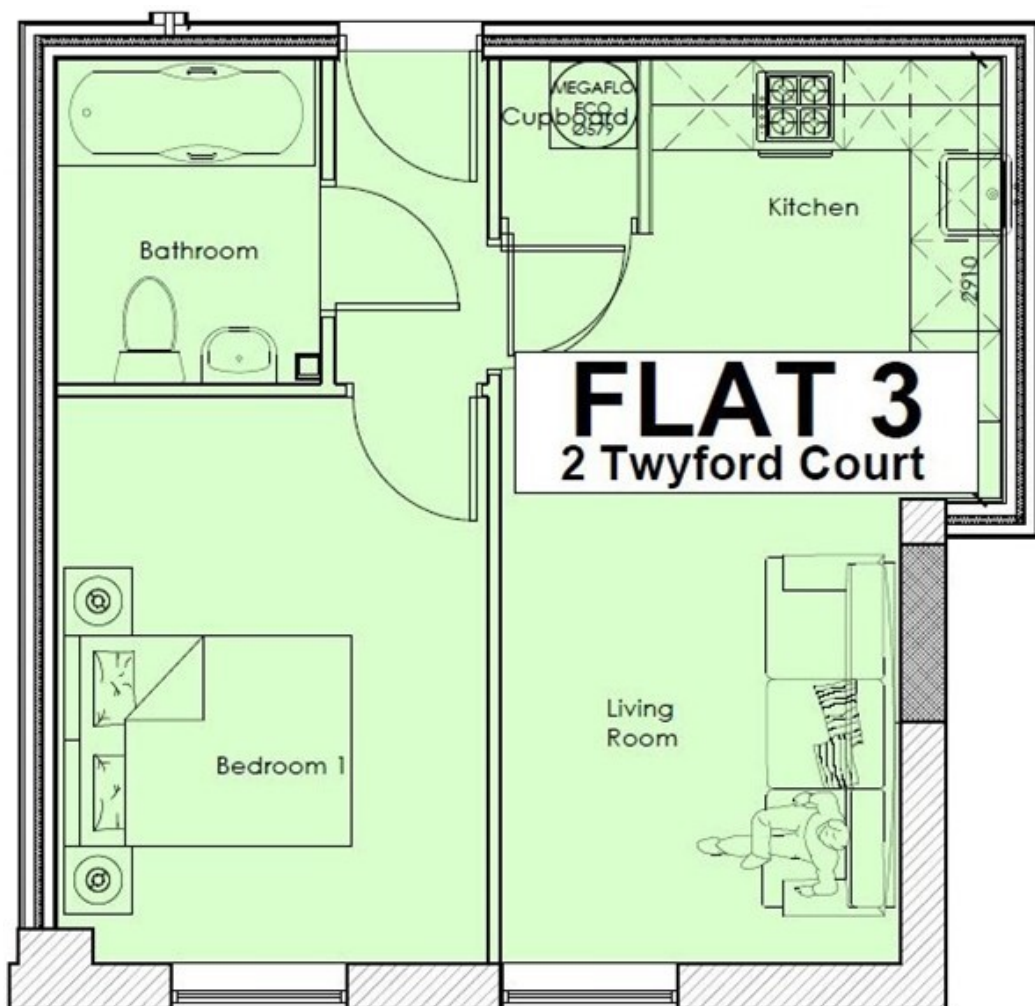
Comprising an array of eye and base level cupboards and drawers, stone effect square edged work surface and tiled splashback, a four ring AEG electric hob with oven under and stainless steel and glass extractor fan above, single bowl single drainer stainless steel sink unit with mixer tap, integrated fridge freezer, integrated washer dryer, cupboard housing pressurised hot water cylinder, electrically heated boiler, wall mounted fuse board, power, lighting and data ports.

#### BEDROOM: 12'1" X 9'3"

With window to front, ceiling lighting, TV, telephone and power points, wood effect flooring, wall mounted radiator.

#### BATHROOM

Contemporary Duravit bathroom suite comprising three piece suite of panel enclosed bath with stone and tiled surround, integrated shower and glazed screen, wall mounted wash hand basin with contemporary tap and storage under, close coupled W.C., wall mounted mirrored vanity unit, chromium heated towel rail, tiled flooring with under floor heating, inset ceiling down lighters, extractor fan.



## THE PROPERTY

### OUTSIDE

The front of the property is accessed via a paved courtyard leading to communal entrance door opening into a stylish foyer with video entry system. The property also benefits from secure gated parking.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	64   D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

THE LOCATION

2 Twyford Court is located within the heart of Great Dunmow’s High Street offering schooling at both junior and secondary levels, boutique 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

R28938

## FULL ADDRESS

Flat 3, 2 Twyford Court, Great Dunmow, Essex CM6 1AE

## SERVICES

Mains electricity, water and drainage

## LOCAL AUTHORITY

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

## COUNCIL TAX BAND

Band B

## 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 Great Dunmow head South along the High Street, turn right into Twyford Court (between the Oasis dental practice and Nail salon).



## 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?