

PESTELL & Co

ESTABLISHED 1991



FITZWALTER PLACE, DUNMOW

GUIDE PRICE: £245,000

2 BEDROOM APARTMENT | LIVING ROOM/DINER | GOOD
DECORATIVE ORDER THROUGHOUT | TELEPHONE ENTRY SYSTEM
SOUTH FACING BALCONY | GARAGE | WELL MANICURED
COMMUNAL GARDENS | AMPLE VISITOR PARKING | SHORT WALK
TO HIGH STREET

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

We are pleased to offer this 2 bedroom apartment located a 2 minute walk from Great Dunmow High Street. The property offers well proportioned accommodation and is in good decorative order throughout. It boasts a South facing balcony, telephone entry system, garage, ample visitor parking and well manicured communal gardens.



ENTRANCE HALL

LIVING ROOM/DINER
16'7" X 12'2"

KITCHEN





MASTER BEDROOM 12'4" MAX X 9'10"
BEDROOM 2 9'10" X 6'6"
FAMILY BATHROOM
BALCONY



Door opening into:

ENTRANCE HALL

With ceiling lighting, smoke alarm, wall mounted telephone entry system, telephone and power points, storage cupboard housing hanging rail and fuse board, further airing cupboard housing hot water cylinder, cold water tank and shelving and doors to rooms.

LIVING ROOM/DINER - 16'7" X 12'2"

With window overlooking communal gardens and door to south facing balcony with room comprising of ceiling lighting, wall mounted electric wet radiators, TV, telephone and power points, fitted carpet and large archway through to:

KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface and tiled splashback, 4 ring electric stainless steel hob with oven under and stainless steel extractor fan above, recess and power for tall fridge/freezer, recess and plumbing for washing machine, single bowl single drainer stainless steel sink unit with mixer tap, display counter lighting, further ceiling lighting, extractor fan, wood effect laminate flooring and an array of power points.

MASTER BEDROOM - 12'4" MAX X 9'10"

With window overlooking communal gardens, ceiling lighting, wall mounted electric wet radiator, fitted carpet, built-in wardrobe with shelving and hanging rail, an array of TV and power points and fitted carpet.

BEDROOM 2 - 9'10" X 6'6"

With window overlooking rear communal gardens, ceiling lighting, wall mounted electric wet radiator, telephone and power points and fitted carpet.

FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with twin tap, wall mounted shower, full tiled surround, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap and storage under, granite effect rolled work surface, full tiled surround, vanity mirror with lighting and electric shaving point, wall mounted electric heater, ceiling lighting, extractor fan and tiled flooring.



OUTSIDE

Externally the property enjoys a South facing balcony with outside lighting and wrought iron fencing. Further to this, the property also enjoys a garage with up and over door ideal for parking or storage, has well manicured communal gardens with ample visitor parking and is just a short walk into Great Dunmow high street.



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

AWAITING EPC

THE LOCATION

Fitzwalter Place is well located within a two minute walk of Great Dunmow's High Street. Great Dunmow offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The mainline railway station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the north.

GENERAL REMARKS & STIPULATIONS

Folio 3331
Ground Rent £285.60 pa, Maintenance Charge £2,019.48 pa
Lease: 92 years remaining

FULL ADDRESS

48 Fitzwalter Place, Chelmsford Road, Dunmow, CM6 1HB

SERVICES

Mains electricity, mains water

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



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 31 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?