



## 9 ALTURA PLACE, STORTFORD ROAD

Dunmow, CM6 1DA

£595,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Brand New Luxury Set of Apartments
- Inspired by the ART DECO ERA
- Central Position within the Town
- Magnificent Penthouse
- En-Suite to Master with Dressing Area
- Underfloor Gas Heating - Lift Access
- Secure Underground Car Park
- Quality Kitchen with AEG Appliances





## Property Description

### THE PROPERTY

MAGNIFICENT PENTHOUSE - LUXURY LIVING - INSPIRED BY THE ART DECO ERA - CENTRAL POSITION - INCREDIBLE ATTENTION TO DETAIL. This unique spacious PENTHOUSE has commanding views of the town and offers spacious and light living space in truly high quality development. Also befitting from two underground secure parking spaces.

Altura Place is a 'Deco tribute' of 12 contemporary, high specification apartments in a fantastic location offering easy access to the town centre of Great Dunmow.

These apartments are stunning, spacious homes, created for modern living. The interiors are thoughtfully designed and beautifully specified throughout. Stylish, with superb quality

kitchens, featuring energy efficient AEG appliances, and sleek en-suite and family bathrooms, complete the easy to maintain and elegantly understated living.

Spacious reception rooms make these homes ideal for entertaining or just relaxing whilst the timeless and exquisite décor provides a neutral backdrop, ready for you to make your own mark. All apartments have the added benefit of secure underground parking and lift access to all floors. This gated, private development of just 12 largely individual and stylish one, two and three bedroom apartments, with private lift and secure underground parking, is perfectly situated at the threshold of this historic town, offering a charming village environment.

Surrounded by picturesque countryside with transport links

and amenities close by. These homes have been well designed to incorporate the stunning architectural statement of the roaring 20's in Art Deco style exterior with a luxurious interior feel. Altura Place offers a unique opportunity to combine privacy and exclusivity in the town of Great Dunmow.

### THE LOCATION

Great Dunmow is a historic market town and Civil Parish in the Uttlesford district of Essex. It is situated on the north of the A120 road, midway between Bishop's Stortford and Braintree, 6 miles east of London Stansted Airport.

With a healthy selection of independent retailers offering a varied choice in its engaging High Street, a Tesco superstore on the outskirts, the town is well provided with everyday

requirements.

Well situated for the commuter by road with the A120 connecting with the M11, and by rail with Stansted and Bishop's Stortford stations providing regular service to London Liverpool Street in approximately 45 minutes.

Altura Place is located by Talberds Ley, which is the site of the 'four-yearly' ritual of the "Flitch Trials", dating back to the 14th Century, in which couples must convince a jury of six local batchelors and six local maidens that, for a year and a day, they have never wished themselves unwed. If successful, the couple are paraded along the High Street and receive a flitch of bacon.

With beautiful countryside surrounding the town, there are

many lovely walks and trails to explore, whether on foot or by bicycle.

Hatfield Forest National Trust is just 7 miles away and is home to over 3500 species of wildlife.

#### **SPECIFICATION**

- Energy Efficient & Thermostatically Controlled Underfloor Heating and 'A' Rated Boiler to Minimise Gas Usage
- Double Glazed PVCU Windows & Bi-Fold Doors (Apt 9 & 10) Providing a High Level of Thermal Insulation and Reduced Heat Loss
- 'A' Rated Kitchen Appliances to Reduce Water and Energy Usage
- Dual Flush Mechanisms to Toilets to Reduce Water Usage
- Provision of Recycling Bins to Kitchen

Cupboards to Encourage Responsible Recycling

- Provision of Cycle Storage to Allow Alternative to Driving
- Provision of Dual Plug Points for Every Parking Space to Encourage Electric Transport to Include Car Charging, E-bike Charging and Scooter Charging
- High Levels of Insulation within Roof and External Wall Cavities to Limit Heat Loss in the Winter and Reduce Heat Gain in the Summer
- Motion Sensors to All Internal Lighting and Dusk to Dawn Sensors to External Lighting to Reduce Electricity Usage
- Secure – Allocated Parking
- Landscaped Communal Gardens
- Secure Entrance Front and Rear







- Outside Water Tap – Communal
- Outside Bin Store – Communal

### SECURITY

Motion Sensor Lighting to Communal Hallways & Car Park and Dusk to Dawn Exterior Safety Lighting to Front and Rear Entrances

- Multi-Point High Security Locking Systems to Apartment Front Doors
- Security Coded Front and Rear Entrances with Car Park Control
- 8ft High Security Fencing (Rear) with Trellis
- Installation of smoke detectors and fire alarm each apartment and all communal areas, including car park

### MEDIA COMMUNICATION

- Dual TV/FM/Broadband Sockets in Lounge, All Bedrooms and Studies
- BT High Fibre Superfast Broadband to support telephony and Broadband Services.
- USB Ports in Kitchen/Lounge/Bedrooms
- Free Choice of Communications Provider

### HEATING LIGHTING & INTERNAL FINISH

- Lift Access to all Floors
- Solid Internal Doors for Better Sound & Thermal Insulation
- Integrated Floor Mats to Apartment Main Entrances
- Recessed Downlights in Corridors and

Hallways, Kitchens, Family & En-suite  
Bathrooms

- Underfloor Gas Fired Wet Heating System Throughout
- Ceramic Floor Tiling to all Bathrooms

### TENURE - LEASEHOLD

Service Charge: £2694.36 p/a

Ground Rent: £650.00 p/a

Lease: 125 years

### ROOF TERRACE

The property benefits from a decked roof terrace which runs along two sides of the property.

### PARKING

This apartments benefits from two secure under cover parking spaces. Lift access back up to the flat.



**COUNCIL TAX BAND**

Tax band E

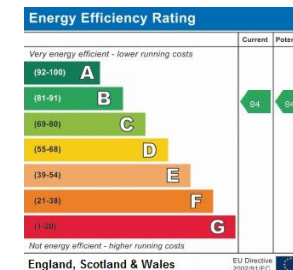
**TENURE**

Leasehold

**LOCAL AUTHORITY**

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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