



APARTMENT 23, STANE HOUSE, GREAT DUNMOW

2 bedroom second floor retirement apartment | Guide price £494,850

STANE HOUSE, GREAT DUNMOW

Commanding a High Street location in the thriving market town of Great Dunmow is this stunning over 60's new build retirement complex constructed by the reputable developer "McCarthy Stone". The complex benefits from landscaped gardens, on site manager, 24/7 emergency call systems, security alarms, camera entry system, lift to all floors, communal lounge, parking available, mobility scooter charging, guest suite and pets are potentially welcome.



THE DEVELOPMENT

This contemporary new development features 29 stunning one and two-bedroom retirement apartments conveniently located in the centre of Great Dunmow, a quaint and historic market town in the Uttlesford district of Essex.

Our light and airy one or two-bedroom retirement homes in Great Dunmow benefit from high spec, high quality fixtures and fittings and intelligent design features. You'll also enjoy access to a stylish communal lounge to meet with friends, a gorgeous shared garden to relax and socialise with neighbours and a hotel-style guest suite for visitors.

Our retirement development has a friendly House Manager on site in office hours to help with anything you need, while smart security features are integral to all our new retirement properties, including a 24-hour emergency call system, fire detection and door video entry.

The buzzing high street is within easy distance of our retirement properties in Great Dunmow, offering an eclectic range of independent retailers, cafes and restaurants. The retirement community is situated less than six miles from the National Trust managed Hatfield Forest and is also close to historic Chelmsford and Saffron Walden. washer, integrated stainless steel Smeg oven and microwave, four ring induction hob and concealed work surface lighting.



WHY GREAT DUNMOW?

The ancient market town of Great Dunmow is rich in character and steeped in history – including the Dunmow Flich Trials which are held every four years on a leap year. This tradition is mentioned in the 14th century Canterbury Tales, which awards a flich of bacon to couple who can prove the happiness of their marriage.

This development's desirable location is perfect for retirement living. It is close, often walking distance, to a range of shops, traditional pubs serving good food, cafes and restaurants – the town offers tapas, Indian and Thai as well as contemporary British. You'll also be close to essentials like a post office and pharmacy and the town has a library, community centres and a gym, fitness centre and swimming pool.



Great Dunmow offers plenty of things to do from the extraordinary Talliston House & Gardens, The Forgotten Gardens of Easton Lodge and the pretty village of Thaxted which has a windmill as well as an annual Morris Dancing Festival.

The ancient Hatfield Forest is the ideal spot for walks, cycling and outdoor pursuits, while Chelmsford and Saffron Walden can be reached by car in under half an hour.

For trips further afield Stansted Airport is conveniently situated within 15 minutes' drive of the development.



FLOOR PLAN

23
110.5 SQM
1189.4 SQFT



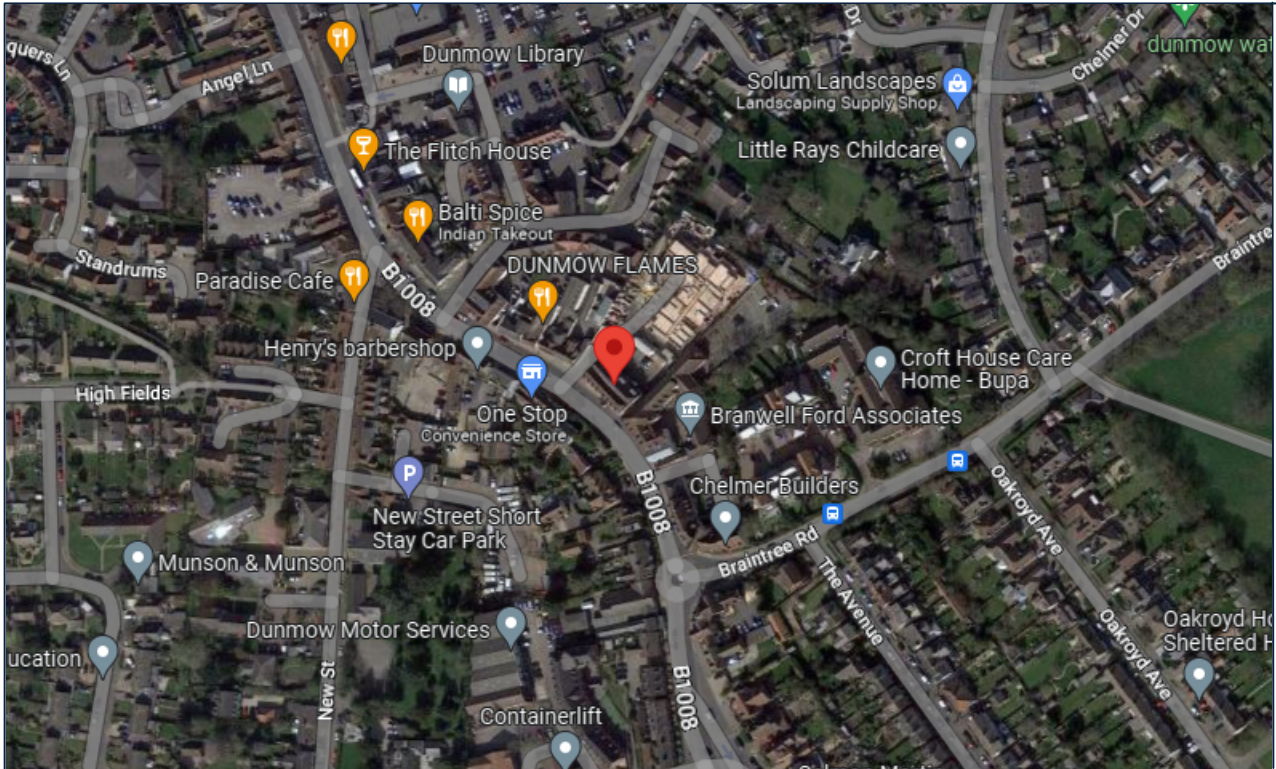
COMMUNAL SPACE



GENERAL REMARKS & STIPULATIONS

Stane House 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.

DIRECTIONS



FULL PROPERTY ADDRESS

Apartment 23 Stane House, 77 High Street, Dunmow, CM6 1AE

SERVICES

Electric central heating, electricity, mains water and mains drainage.

COUNCIL TAX BAND

Band TBC

LOCAL AUTHORITY

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

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.

Awaiting EPC

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**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?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent
but uncertain how to go about it?

Are you a developer looking for an agent to
market or value your site?