



ALTURA PLACE, DUNMOW

£1,550 PCM

- AVAILABLE 01/06/23
- FURNISHED OR UNFURNISHED
- 2 BEDROOM LUXURY FIRST FLOOR APARTMENT WITHIN AN EXCLUSIVE DEVELOPMENT
- OPEN PLAN LIVING AREA
- BEDROOM 1 WITH FITTED WARDROBES AND EN-SUITE
- FAMILY BATHROOM
- HOME OFFICE
- SECURE UNDERCROFT ALLOCATED PARKING FOR 1 VEHICLE
- EXCELLENTLY PRESENTED THROUGHOUT
- HIGH SPECIFICATION INCLUDING UNDERFLOOR HEATING

We are please to offer this 2 bedroom luxury first floor apartment in Altura Place, Great Dunmow. This property boasts an open plan living area, home office, two double bedrooms, family bathroom and secure under croft allocated parking for 1 vehicle. Altura Place is located only a short walk from Dunmow high street and other local amenities.





With timber door opening into:

Entrance Hall

With insert ceiling downlighting, smoke alarm, wall mounted telephone entry system, cupboard housing pressurised hot water cylinder and rail, wood effect luxury vinyl flooring with underfloor heating, telephone and power point, doors to rooms.

Open Plan Living Area – 21'4" x 14'9"

With three windows over two aspects, insert ceiling downlighting, smoke alarm, wood effect luxury vinyl flooring, TV and power points, kitchen comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, under sunk Butler sink with mixer tap and worksurface integrated drainer above, 4 ring electric hob with stainless steel extractor fan above, integrated oven, integrated microwave, integrated fridge-freezer, integrated wine cooler, counter display lighting, cupboard housing Ideal Logic boiler, integrated dishwasher and washer dryer, walk-in pantry with shelving, lighting and access to underfloor heating manifold.

Bedroom 1 – 10'0" x 9'8"

With window to rear, insert ceiling downlighting, power and TV points, built-in 4 door wardrobe, additional walk-in storage cupboard, fitted carpet with underfloor heating and door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with twin head integrated shower, wall mounted wash hand basin with mixer tap above and vanity drawer beneath, low level WC with integrated flush, insert ceiling downlighting, electric shaver point, extractor fan, chromium heated towel rail, half tiled surround and tiled flooring with underfloor heating.

Bedroom 2 – 10'4" x 8'9"

With window to rear aspect, ceiling lighting, array of TV and power points and fitted carpet with underfloor heating.

Home Office – 10'4" x 7'1"

With window to rear, insert ceiling downlighting, array of power points and fitted carpet with underfloor heating.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment, half tiled surround, low level WC with integrated flush, wall mounted wash hand basin with mixer tap and vanity mirror above, vanity drawer beneath, electric shaver point, insert ceiling downlighting, extractor fan, chromium heated towel rail and tiled flooring with underfloor heating.

OUTSIDE

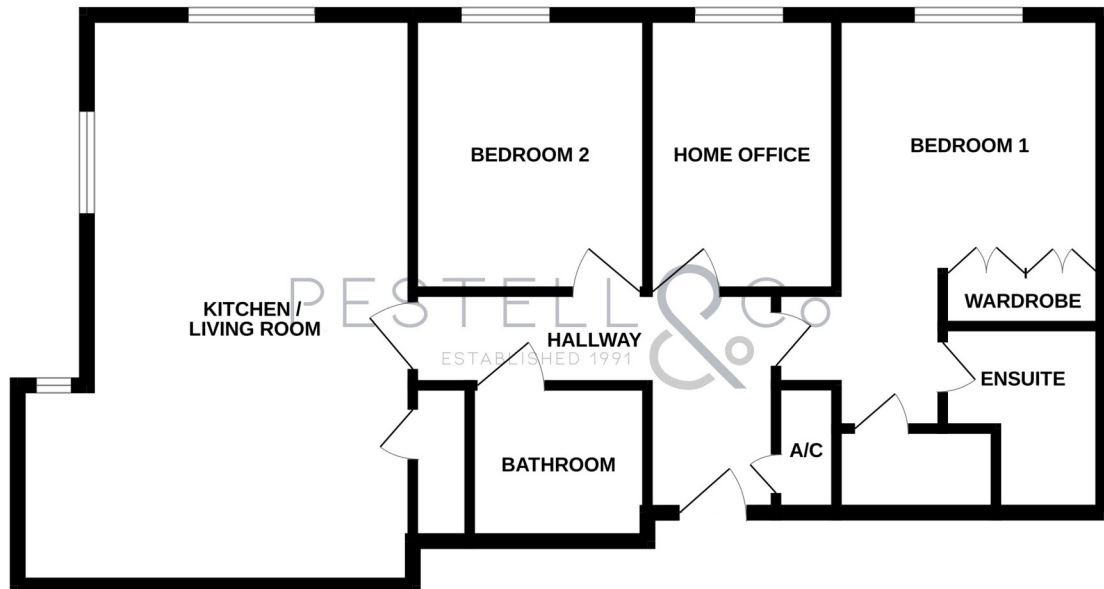
The property enjoys secure undercroft parking along with telephone entry security communal door that's leads into an impressive, double height, entrance hall with post boxes, through another door into the inner lobby that supplies both glazed stairwell and lift to all floors.



DETAILS

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2023

GENERAL REMARKS & STIPULATIONS

Altura Place is located only a short walking distance away from Dunmow high street and other local amenities. Being a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, thus giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

8 Altura Place, Stortford Road, CM6 1DA

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

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

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.

PESTELL & Co

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