



## 8 BRIGNALL PLACE

Dunmow, CM6 1ET

£230,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Two Bedrooms
- Juliet Balcony
- Town Centre Location
- Penthouse
- Spacious Accommodation
- Allocated Parking
- Keys Held - Vacant
- Perfect Investment Property





## Property Description

### THE PROPERTY

Penthouse apartment offering spacious accommodation including two bedrooms and a Juliet Balcony.

This property is situated within the town centre in a sought after block, perfect for a first time buyer.

Alternatively would make a super investment property.

### THE LOCATION

This central sought after block is situated within the town centre within easy reach of all the facilities that this thriving market town offers.

A good range of shopping and recreational facilities are

provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted.

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

### SECURE COMMUNAL ENTRANCE

with stairs rising to the second floor ;

### ENTRANCE HALL

6.07m x 2.1m (19' 11" x 6' 11")

### LOUNGE / DINING AREA

4.4m x 4.22m (14' 5" x 13' 10")

### KITCHEN/BREAKFAST ROOM

3.56m x 2.6m (11' 8" x 8' 6")

### BEDROOM 1

4.4m x 3.28m (14' 5" x 10' 9")

### BEDROOM 2

3.8m x 2m (12' 6" x 6' 7")

### BATHROOM

## OUTSIDE

The property has communal gardens with allocated parking for one car together with visitor parking.

## TENURE & DETAILS

Leasehold

Council Tax Band C

We understand from the vendor that the service charge is £1498 p.a. and the ground rent is £225 p.a. with 82 years remaining on the lease.

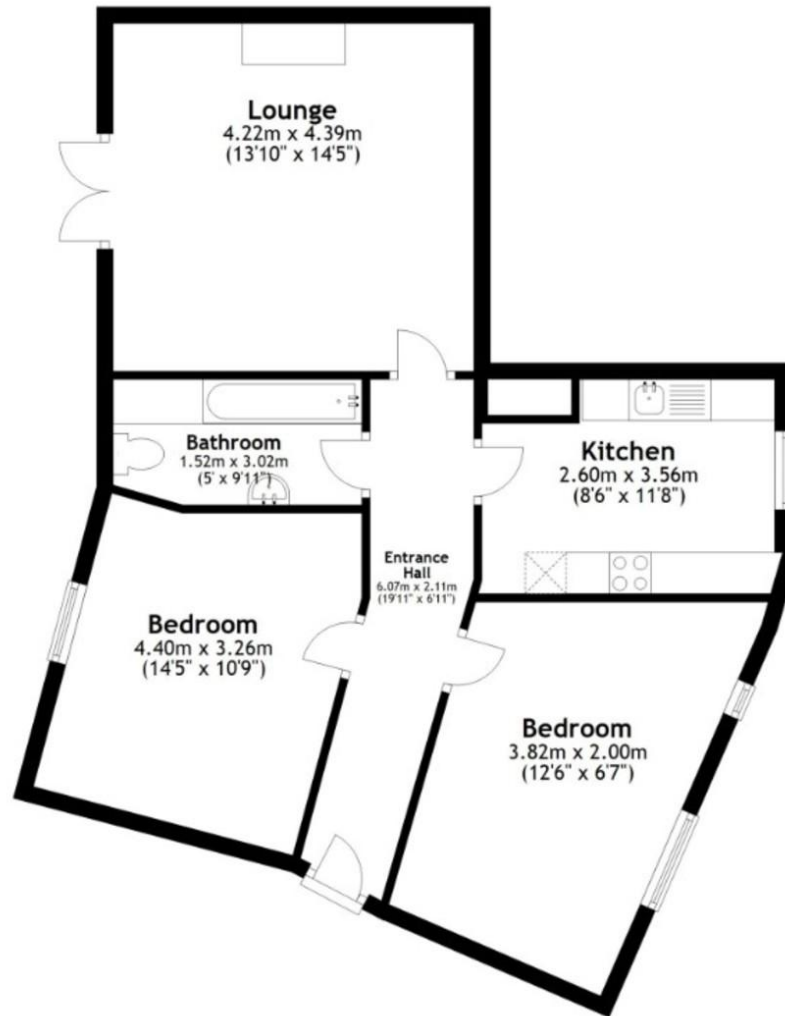
All details should be confirmed via your lawyer before committing to purchase.





## Top Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.1 sq. feet)

## COUNCIL TAX BAND

Tax band C

## 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 are for general guidance purposes only 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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