



## BUCKINGHAM COURT, GREAT DUNMOW

GUIDE PRICE – £150,000

- GROUND FLOOR STUDIO APARTMENT
- GRADE II LISTED
- OPEN PLAN LIVING ROOM BEDROOM
- KITCHEN
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- WALKING DISTANCE TO HIGH STREET



A ground floor studio apartment located within the popular location of Buckingham Court. The property comprises of a large living room bedroom, kitchen and shower room. Outside benefits from communal gardens, allocated parking space and walking distance to high street.







Timber door opening into:

### **Entrance Hall**

With wall mounted fuseboard, wall mounted radiator, telephone entry system, oak flooring, inset ceiling downlighting, smoke alarm, cupboard housing power for tumble dryer, shelving and window. Doors to room:

### **Open Plan Living Room Bedroom – 17'0" x 11'4"**

With windows to both front and rear aspects, inset ceiling downlighting, wall mounted radiator, oak flooring, TV, telephone and power points. Opening to:

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface and tiled splash back. 1 □ bowl twin drainer stainless steel sink unit with mixer tap, freestanding oven 5 ring stainless steel gas hob with stainless steel extra fan above, recess and power for fridge freezer, inset ceiling downlighting, window to front, power points, tiled flooring.

### **Shower room**

Comprising a wall mounted wash hand basin with mixer tap, low level WC with integrated flush, walk-in fully tiled and glazed shower cubicle with integrated shower, inset ceiling downlighting, extractor fan, wall mounted towel rail, tiled flooring.



# OUTSIDE

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Externally the property enjoys communal gardens and an allocated parking space.

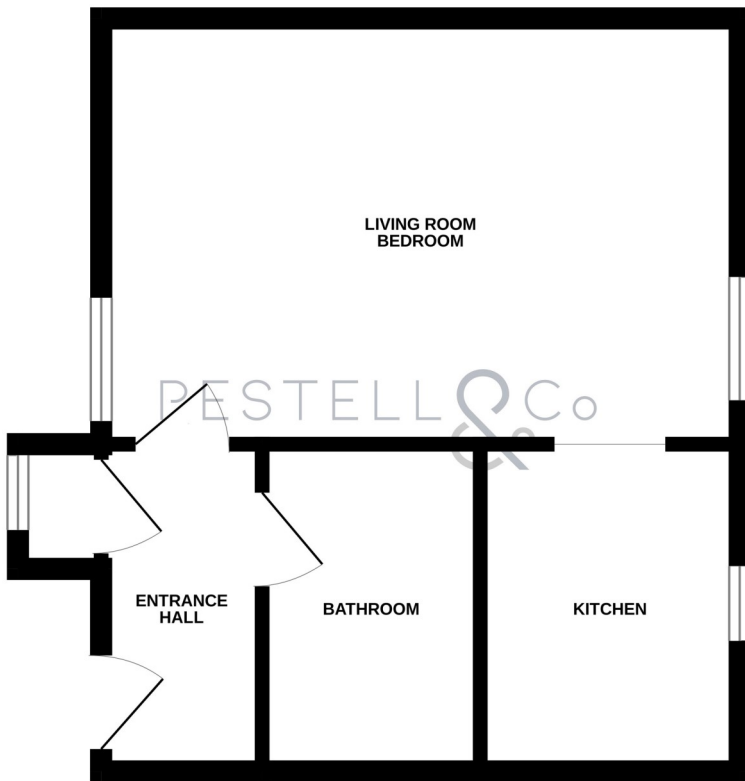


# DETAILS

EPC

EPC EXEMPT

## FLOOR PLAN



GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

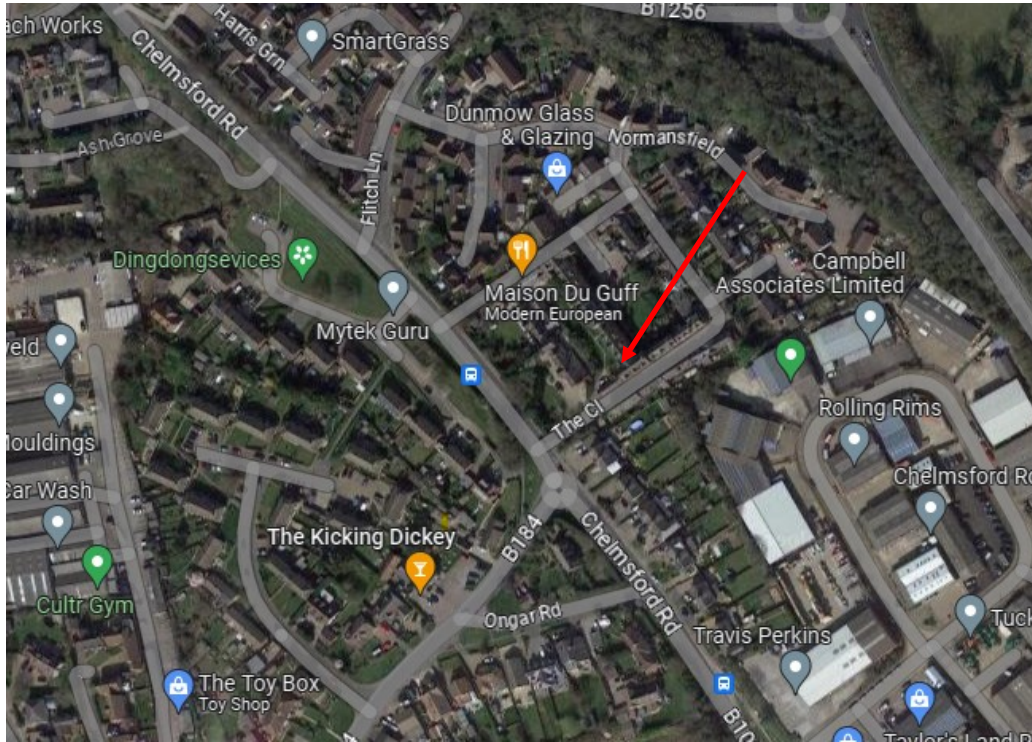
TOTAL FLOOR AREA : 349 sq.ft. (32.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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# GENERAL REMARKS & STIPULATIONS

Excellent location in an extremely popular location within walking distance to the high street that offers schooling, 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

2 Buckingham Court, Dunmow, Essex CM6 1XE

## COUNCIL TAX BAND

Band A

## 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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