



PESTELL & CO

ESTABLISHED 1991



GRANARY COURT, GREAT DUNMOW
GUIDE PRICE: £150,000

1 BEDROOM FIRST FLOOR APARTMENT | LIVING ROOM DINER | RE-
PLACEMENT WINDOWS | COMMUNAL GARDENS | ALLOCATED PARKING
SHORT WALK TO HIGH STREET

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A first floor one bedroom apartment in the popular location of Granary Court that is within walking distance to Great Dunmow's High Street. The property comprises of a bright living room diner, kitchen, three piece bathroom. Outside benefits from communal gardens and an allocated parking space.

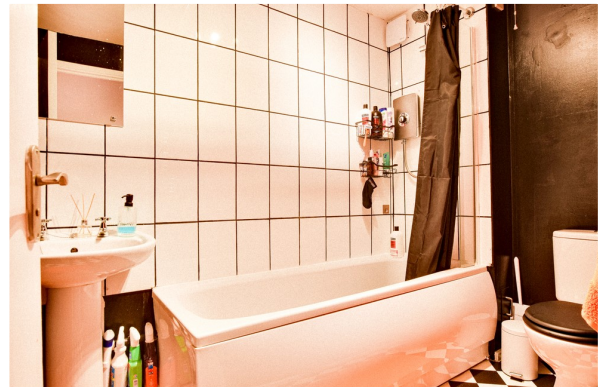


ENTRANCE HALL
LIVING ROOM DINER
17' 8" X 9'
KITCHEN





MASTER BEDROOM
14' 7" X 8' 5"



UPVC obscured glazed front door opening onto

Entrance hall

with access to bathrooms and rooms

Living room

Measuring 17 feet 8 by 9 feet

With large picture window to rear with views over a garden, ceiling lighting, modern electric radiator and doors to

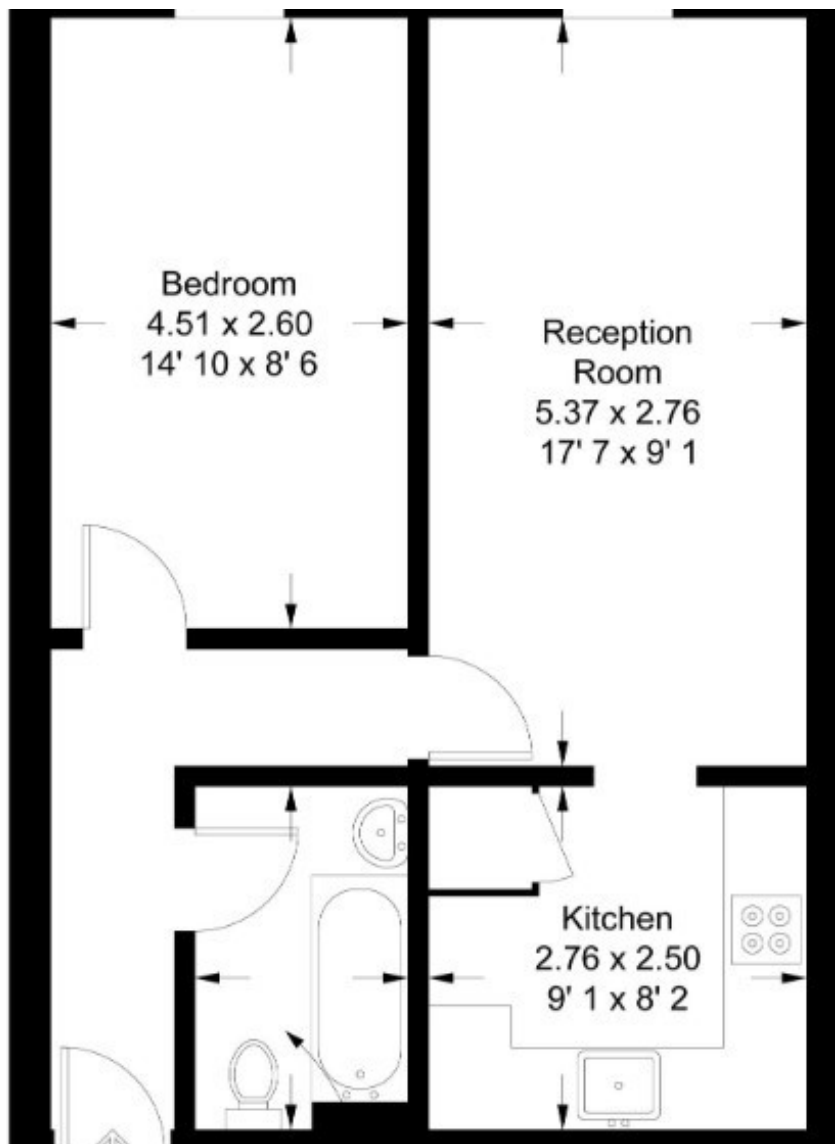
Kitchen

Comprising an array of eye and base level units and drawers. Complimentary rolled work surfaces with tiled splash backs. Some plumbing for fridge / freezer, washer / dryer, and oven. One and a half bowl single drainer stainless steel sink unit with mono block mixer tap, obscure window to front, insert ceiling lighting. Door to cupboard housing water cylinder and further storage.

Bedroom

measuring 14 feet 7 by 8 foot 5

with large windows to rear and views over garden, ceiling lighting, modern electric radiator, heading.



OUTSIDE

Outside the property enjoys use of the communal gardens, an allocated parking space and walking distance to Dunmow's High Street.



THE LOCATION

Excellent located 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LEASE INFO

Lease Remaining 88 years

Service Charge - £1450PA Approx

Ground Rent - £50PA

GENERAL REMARKS & STIPULATIONS

Folio D3288

FULL ADDRESS

30 Granary Court, Great Dunmow, Essex CM6 1BW

SERVICES

Electric storage heating, Mains electricity and water

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band B

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

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.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 30 YEARS!!!



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?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?