



MARKET PLACE, GREAT DUNMOW

TO LET - £1,350 PCM

- AVAILABLE IMMEDIATELY - UNFURNISHED
- 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN LIVING ROOM DINER
- LARGE KITCHEN BREAKFAST ROOM
- SHOWER ROOM
- EXPOSED TIMBERS AND BRICK WORK
- LOW MAINTENANCE REAR COURTYARD
- ONE ALLOCATED PARKING SPACE
- CENTRALLY LOCATED WITHIN WALKING DISTANCE TO HIGH STREET

A beautifully presented two double bedroom first floor apartment recently benefiting from a redecoration and newly fitted carpet. Centrally located, this apartment boasts character with it's exposed timbers and brickwork along with an allocated parking space and low maintenance rear courtyard, whilst being immediately accessible to all of the local amenities.





With timber door opening into:

Entrance Hall:

With carpeted stairs rising to first floor landing.

First Floor Landing:

A large landing with window to rear, ceiling lighting, smoke alarm, exposed timber and brick work to walls, newly fitted carpet, wall mounted radiator, doors to rooms:

Living Room Diner: 19'4" x 13'0"

With windows to both front and rear aspects, ceiling and wall mounted lighting, wall mounted radiator, TV and power points, decorative feature brick fireplace with oak bressummer, newly fitted carpets, doors to rooms.

Kitchen Breakfast Room

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect work surfaces and tiled splashbacks, single bowl single drainer stainless-steel sink unit with mixer tap, four ring stainless-steel gas hob with oven under and stainless-steel extractor fan above, recess power and plumbing for washing machine, dishwasher and fridge freezer, ceiling lighting, smoke alarm, window to rear, tiled flooring, array of power points.

Bedroom 1: 11'9" x 10'11"

With window to front, exposed timbers to wall, ceiling lighting, wall mounted radiator, fuseboard, newly fitted carpet, power points.

Bedroom 2: 10'4" x 9'6"

With window to front, exposed timbers to wall, ceiling lighting, wall mounted radiator, newly fitted carpet, TV and power points.

Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity wash hand basin with mixer tap and tiled splashback, close coupled WC, wall mounted chromium heated towel rail, tiled flooring, Velux window to rear, inset ceiling downlighting.

OUTSIDE

The Rear

The property benefits from an off road allocated parking space with block paved path leading to a low maintenance shingle garden approximately 15ft x 15ft that is retained by close boarded fencing.



DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

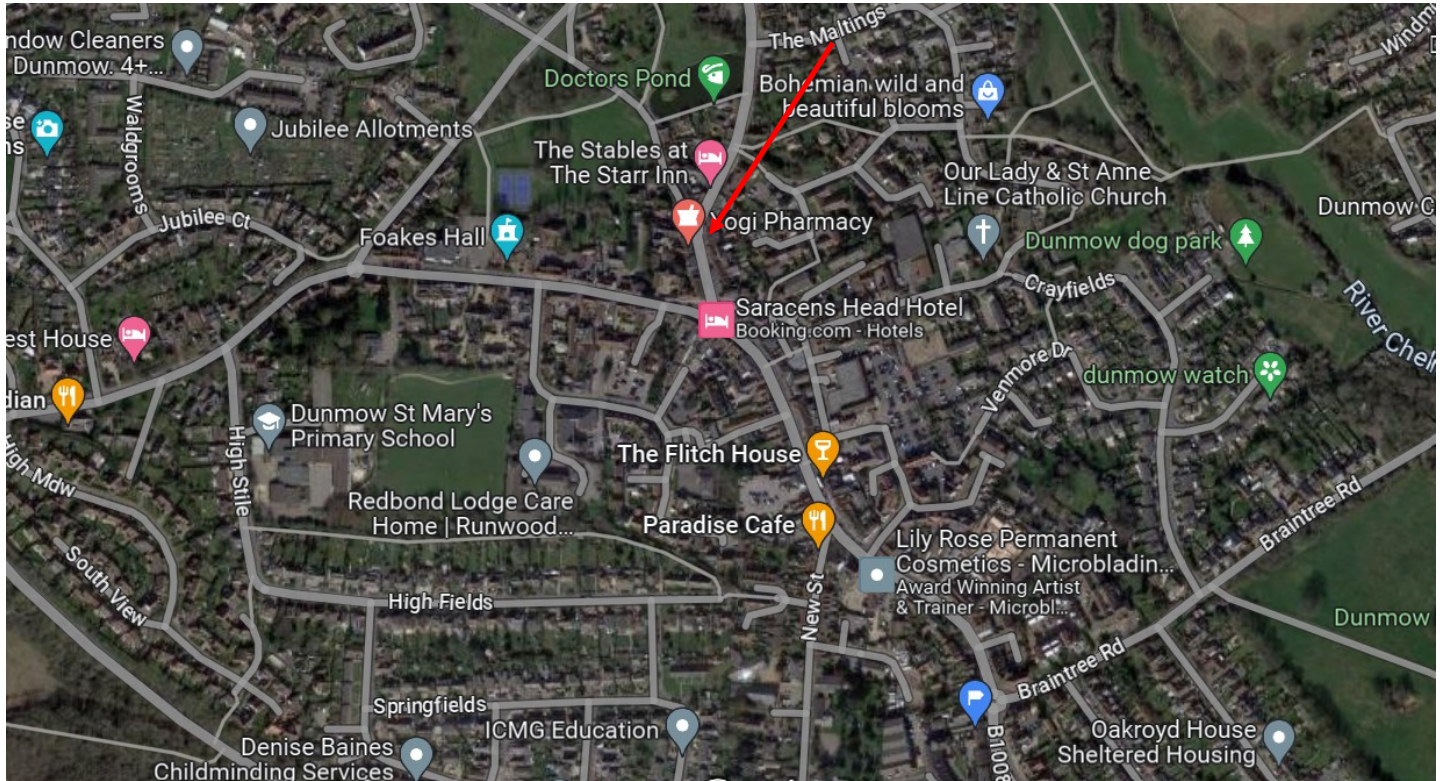


TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

12a Market Place, Great Dunmow,
Essex CM6 1AT

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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