



## 16 CROFT COURT

Dunmow, CM6 1HR

£180,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Two Bedroom Top Floor Retirement Apartment
- Views over the Gardens and Surrounding Area
- Lift Access to all Floors
- Visitor Parking and Resident Parking by
- Walking Distance to the Town Centre
- Popular & Sought After Block
- Renovated Kitchen and Shower Room
- Care Line Alarms





## Property Description

### THE PROPERTY

One of the best two bedroom retirement flats in Dunmow. This spacious property has far reaching views from most windows and has been renovated in recent years to a high standard and is now ready to occupy being chain free. Popular retirement complex within the town centre.

Retirement two bedroom apartment situated on the second floor of this sought after retirement complex located in the town centre. The property is currently offered vacant and has the benefit of having been very well maintained to include a renovated kitchen and shower room.

Located within a short walk of Dunmow High Street is Croft Court, which was originally built as a retirement home

approximately 28 years ago. With the benefit of 24 hour careline, communal sitting room, dining room offering the potential of three meals a day if required, nursing care via Bupa nursing home next door, conservatory and laundry room.

This second floor two bedroom apartment provides comfortable secure accommodation including; living/dining room, two bedrooms, renovated fitted kitchen and recently re fitted shower room.

Each room has emergency pull cord to the careline. The apartment is accessed via both stairs and lift.

It is a condition that the minimum age is 60 and over and in the case of a couple as long as one is over 60 then a partner

can be 55 years old.

### THE LOCATION

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

## LIFT AND STAIRS RISING TO THE SECOND FLOOR

## ENTRANCE HALL

## LOUNGE

4.22m (13'10") x 3.41m (11'2")

## KITCHEN

2.17m (7'1") x 2.09m (6'10")

## BEDROOM 1

4.22m (13'10") x 2.47m (8'1")

## BEDROOM 2

4.22m (13'10") max x 2.45m (8')

## SHOWER ROOM

## COMMUNAL GARDENS

The property boasts a beautiful communal gardens which are really well cared for with various seating areas. There is parking to the front for visitors.

## LEASE INFORMATION

The property is leasehold with a 125 year lease commencing in 1987. We understand that the service charge is circa £7600 per annum and the ground rent is circa £525 per annum. All buyers should confirm all charges with their lawyer before committing to purchase.

## PROPERTY INFORMATION

Leasehold.

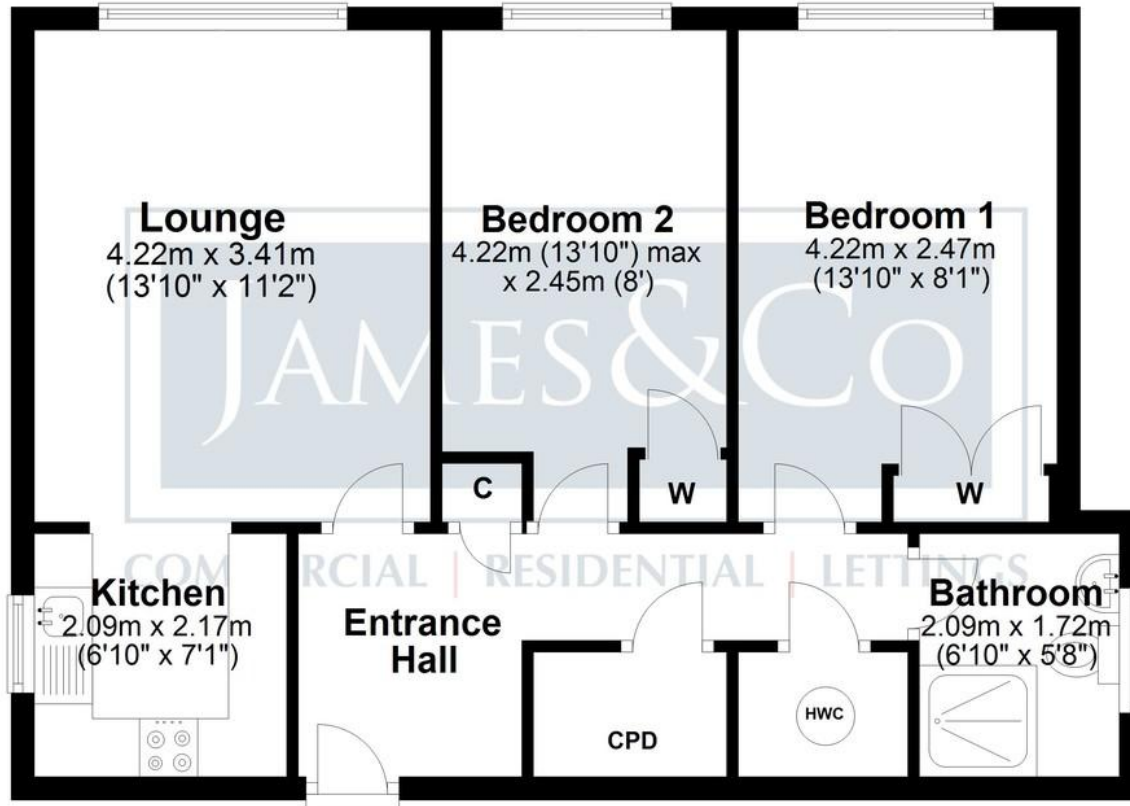
Council Tax Band C.

EPC D.



## Second Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 57.5 sq. metres (619.4 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.

Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band C

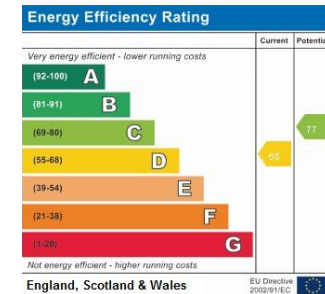
### TENURE

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 and 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.



JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

