



FLAT 4, GABRIEL HOUSE, 79B HIGH STREET

Dunmow, CM6 1AE

£225,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Two Double Bedrooms
- Balcony
- Central Town Location
- Secure Gated Parking
- No Onward Chain
- Second Floor
- Sought After Development
- Bathroom





Property Description

THE PROPERTY

Luxury two bedroom second floor apartment centrally located within the town centre having the benefit of a BALCONY and SECURE GATED PARKING. Offered chain free.

THE LOCATION

This great rarely to the market second floor town centre apartment is within easy reach of all the amenities and benefits from a balcony and secure parking for one car.

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

GATED SECURE ENTRANCE DOOR

COMMUNAL ENTRANCE HALL

with stairs leading to the second floor ;

ENTRANCE HALL

LOUNGE/DINER

4.73m (15'6") x 4.25m (13'11")

BALCONY

4.73m (15'6") x 1.33m (4'4")

KITCHEN

2.81m (9'3") x 1.90m (6'3")

BEDROOM 1

4.34m (14'3") x 3.23m (10'7")

BEDROOM 2

3.65m (12') x 2.60m (8'6")

BATHROOM

OUTSIDE

The property is accessed via secure gated access leading to the parking area with allocated parking for one car.

PROPERTY INFO

Leasehold.

We understand from the vendor that the property is leasehold with around 105 years remaining. The service charge is £1800 p.a. and the ground rent is £175 p.a. All details should be confirmed by a lawyer before committing to purchase.

Council Tax Band C.

EPC C.



COUNCIL TAX BAND

Tax band C

TENURE

Leasehold

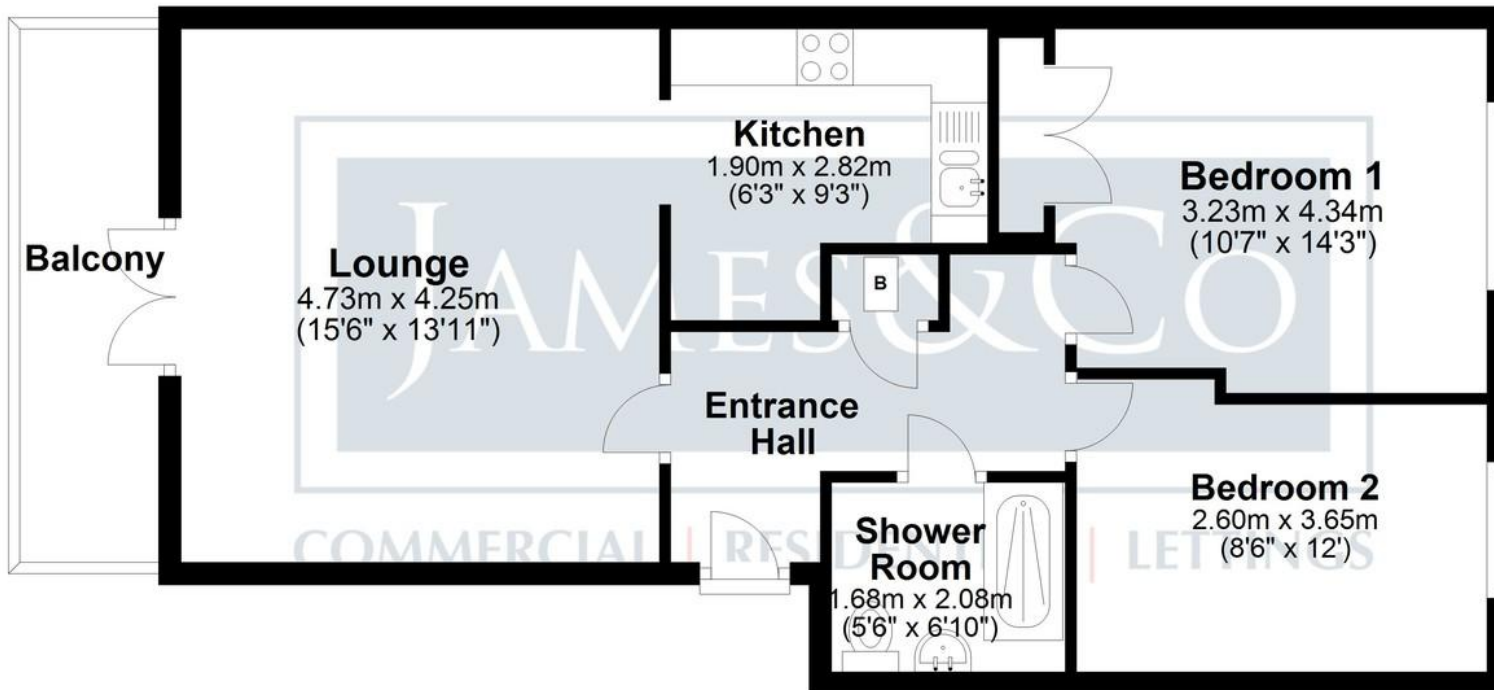
LOCAL AUTHORITY

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

Second Floor

Approx. 60.5 sq. metres (651.5 sq. feet)



Total area: approx. 60.5 sq. metres (651.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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