



## 40 FITZWALTER PLACE, CHELMSFORD ROAD

Dunmow, CM6 1HB

O.I.E.O. £150,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- One Bedroom Ground Floor Apartment
- One Bedroom
- Balcony
- Undercover Parking
- No Onward Chain
- Popular Block within the Town
- Ideal Buy To Let
- Equally as a First Time Purchase





## Property Description

### THE PROPERTY

Ground floor one bedroom apartment situated in this sought after block with the added advantage of a balcony and undercover parking. Offered with no onward chain.

### 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

### ENTRANCE HALL

### LOUNGE

5.02m (16'6") x 3.69m (12'1")

### BALCONY

4.07m (13'4") x 1.16m (3'10")

### KITCHEN

2.73m (8'11") x 1.71m (5'7")

### BEDROOM 1

4.07m (13'4") x 2.96m (9'8")

### BATHROOM

### COMMUNAL GARDENS

The property has well maintained communal gardens.

### UNDER COVER PARKING

One allocated parking space situated within a lit under cover area. Visitors parking.

### LEASE INFORMATION

We understand from the vendor that the ground rent is £300 p.a. and the service charge is circs £2000 p.a. and there are around 89 years remaining on the lease. Please note we have not seen the lease so all details will need clarifying by a lawyer before purchase.

## PROPERTY INFORMATION

Leasehold.

Council Tax Band - B

EPC - TBC



## Ground Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 45.1 sq. metres (485.0 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 B

### 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.

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