

# PESTELL & Co

ESTABLISHED 1991



HASLER PLACE, GREAT DUNMOW

£175,000 PCM

1 BEDROOM FIRST FLOOR APARTMENT | LIVING ROOM DINER |  
KITCHEN | FAMILY BATHROOM | EXCELLENT DECORATIVE  
ORDER THROUGHOUT | SECURITY | TELEPHONE ENTRY SYSTEM  
| WELL MAINTAINED COMMUNAL GARDENS | UNDERGROUND  
PARKING SPACE | WALKING DISTANCE TO TOWN CENTRE

WWW.PESTELL.CO.UK

01371 879100



## THE PROPERTY

We are pleased to offer this one bedroom first floor apartment. In excellent decorative order throughout, the property offers a living room diner, kitchen, bedroom and family bathroom. There are communal gardens, an allocated underground parking space and video entry system.



ENTRANCE HALL

LIVING ROOM  
13'2" X 13'0"

KITCHEN





BEDROOM  
15'5" X 9'7"

FAMILY BATHROOM



With timber door opening into:

#### ENTRANCE HALL

With video entry system, wall mounted fuse board, wall mounted electric radiator, ceiling lighting, smoke alarm, power points, large storage cupboard housing pressurised hot water cylinder, wood effect laminate flooring and doors to rooms.

#### LIVING ROOM DINER – 13'2" X 13'0"

With sliding sash window to rear, ceiling lighting, wall mounted electric radiator, TV, telephone and power points and wood effect laminate flooring.

#### KITCHEN

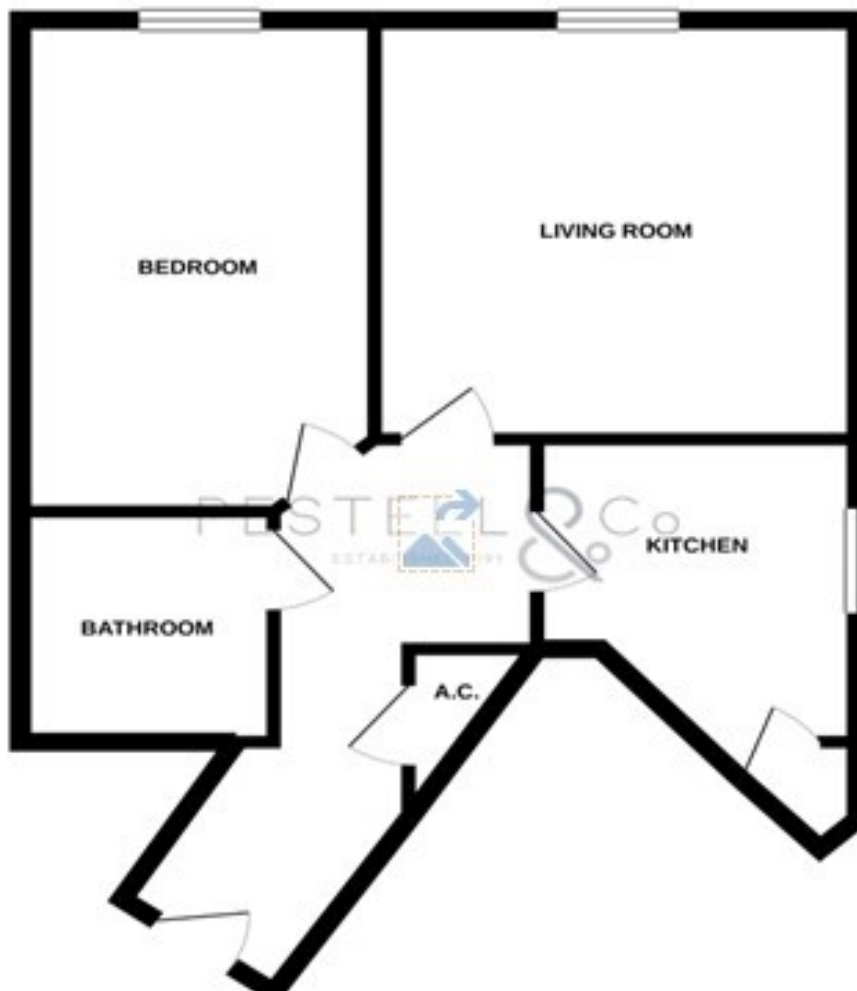
Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface and tiled splashback, 1 ½ single drainer stainless steel sink unit with mixer tap and window over, four-ring electric hob with oven under and stainless steel extractor fan above, inset ceiling downlighting, extractor fan, wall mounted electric radiator, storage cupboard and wood effect laminate flooring.

#### BEDROOM – 15'5" X 9'7"

With sliding sash window to rear, ceiling lighting, wall mounted electric radiator, TV and power points and fitted carpet.

#### FAMILY BATHROOM

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled and glazed shower screen, pedestal wash hand basin with mixer tap and tiled splashback above, close coupled WC, wall mounted chromium heated towel rail, wall mounted heater, inset ceiling downlighting, extractor fan and tiled flooring.





## THE PROPERTY

### OUTSIDE

The property enjoys gated access as well as very well maintained communal gardens and secure underground parking for one vehicle. Great Dunmow High Street is within very close proximity where local shops and amenities can be found.



### THE LOCATION

Excellent 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## THE LOCATION

**Hasler Place** is excellently 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.

## GENERAL REMARKS & STIPULATIONS

### FULL ADDRESS

13 Hasler Place, Great Dunmow, Essex CM6 1AJ

### SERVICES

Mains electricity and water

### LOCAL AUTHORITY

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

### COUNCIL TAX BAND

Band C

### 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

From our offices turn right and Hasler Place is immediately on the right hand side.



## 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.



# PESTELL & Co

ESTABLISHED 1991

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.

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?

WOULD YOU LIKE A FREE HOME VALUATION?

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