

**FREE MARKET APPRAISAL**

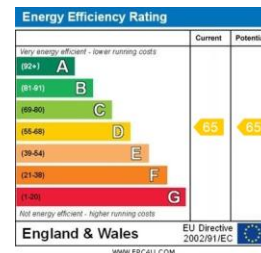
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**FINANCIAL SERVICES**

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

**MEASUREMENTS**

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



Melville House, Braintree Road  
 Dunmow, CM6 1HS  
 £275,000





Ground rent is understood to be £250 per year and a Service Charge (currently understood to be £1,694.00 per year and paid in two half-yearly instalments) is revised on an annual basis. This covers buildings insurance, maintenance, utilities of the communal areas and property management along with a percentage of the charge being put into a "Reserve Account".

**SERVICES**

Mains water, drainage and electricity services are understood to be connected. No services or installations have been tested.

**BROADBAND**

It is understood that Fibre Optic Broadband is available in this area.

**COUNCIL TAX**

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

**SCHOOL PRIORITY ADMISSIONS AREA**

The property stands in the Priority Admissions Area for Dunmow St Mary's Primary School & Helena Romanes School.



- 2 Good Bedrooms
- Electric Heating
- Allocated Parking
- Private Balcony
- Town Centre Location
- Double Glazing

Viewing is available strictly by appointment with Stevenette and Company LLP  
01992 563090

Offered with NO ONWARD CHAIN a desirable apartment in a modern building at the heart of the town and within a very short distance of the local amenities. The apartment has well-proportioned 2-bedroom accommodation with the extra benefit of a private balcony perfect to sit out with a couple of chairs. There is an allocated parking space and a good range of shops, restaurants and cafes all within a short walk.

- FIRST FLOOR**
- ENTRANCE HALL**
- KITCHEN/LIVING/DINING ROOM**  
20' 7" x 13' 0" (6.27m x 3.96m)  
Doors to:
- BALCONY**  
6' 6" x 6' 6" (1.98m x 1.98m)
- BEDROOM I**  
13' 8" x 9' 0" (4.17m x 2.74m)
- EN-SUITE SHOWER & WC**

- BEDROOM 2**  
13' 11" x 7' 9" (4.24m x 2.36m)
- FAMILY BATHROOM**
- EXTERIOR**  
At the rear of the building is a parking area within which no. 3 has an allocated space.
- TENURE & SERVICE CHARGES**  
We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). We understand the lease to have been created August 1st 2016 for a period of 125 years (117 years remaining).

