



## LEES CLOSE, THAXTED

ASKING PRICE – £1,600 PCM

- UNFURNISHED 2 BEDROOM GROUND FLOOR APARTMENT TO LET
- OPEN PLAN LIVING, KITCHEN AND DINING
- SLIDING PATIO DOORS TO REAR TERRACE
- SHUTTERS THROUGHOUT THE PROPERTY
- 2 DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH BUILT-IN DOUBLE WARDROBE AND EN-SUITE
- FAMILY BATHROOM
- OFF-STREET PARKING FOR 2-3 VEHICLES
- REAR SUN TERRACE LAID TO LAWN AND SHINGLE



We are pleased to offer this unfurnished 2 bedroom ground floor apartment to let. The property comprises of entrance hall, a large open-plan living, kitchen and dining room, large principal bedroom with built-in double wardrobe and en-suite, a second double bedroom and a lovely family bathroom. There are shutters throughout the property also. The front of the property is approached via an individual pathway to front door and to the side there is block-paved parking for 2-3 vehicles with an electric charging point. There is also a rear sun terrace laid primarily to lawn and shingle with outside water point and lighting.







With composite and obscure glazed front door opening into:

### **Entrance Hall**

With ceiling lighting, smoke alarm, storage cupboard for coats and shoes, oak engineered flooring with underfloor heating, wall mounted fuseboard, airing cupboard housing pressurised hot water cylinder, doors to rooms.

### **Open Plan Living Dining & Kitchen 19'8" x 19'5"**

With sliding patio doors out to private terrace, further window to rear, ceiling and inset ceiling downlighting, oak engineered flooring with underfloor heating, tiled flooring with underfloor heating to kitchen area, TV telephone and power points, kitchen area comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface, tiled splashback, under sunk 1 1/2 bowl stainless steel sink unit with pot wash style mixer tap over and worksurface integrated drainer, 4-ring electric induction hob with extractor fan above, integrated fridge-freezer, integrated oven, integrated dishwasher.

### **Bedroom 1 – 20'1" max x 9'8"**

With window to front, ceiling lighting, fitted carpet with underfloor heating, built-in double wardrobe, TV and power points, door to;

### **En-suite**

Comprising a fully tiled and glazed oversized shower cubicle with integrated twin head shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, large vanity mirror, electric shaving point, inset ceiling downlighting, extractor fan, half-tiled surround with chromium heated towel rail, tiled flooring with underfloor heating.

### **Bedroom 2 – 14'2" x 9'4"**

With window to front, ceiling lighting, fitted carpet with underfloor heating, TV and power points.

### **Family Bathroom**

Comprising a panel enclosed bath with half tiled surround with integrated taps, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, large vanity mirror, inset ceiling downlighting, extractor fan, electric shaving point, half-tiled surround with chromium heated towel rail, tiled flooring with underfloor heating.

### **Utility Room**

Comprising an oak block worksurface with eye and base level storage cupboard, recesses for washing machine and tumble dryer, wall mounted boiler, inset ceiling downlighting, smoke alarm, tiled flooring, power points.



## Externals

The front of the property is approached via a pathway to an individual front door, to the side there is block-paved parking for 2-3 vehicles with electric charging point and personnel gate leading through to;

## Rear Sun Terrace

Rear terrace is laid primarily to lawn and shingle with outside lighting and water point.

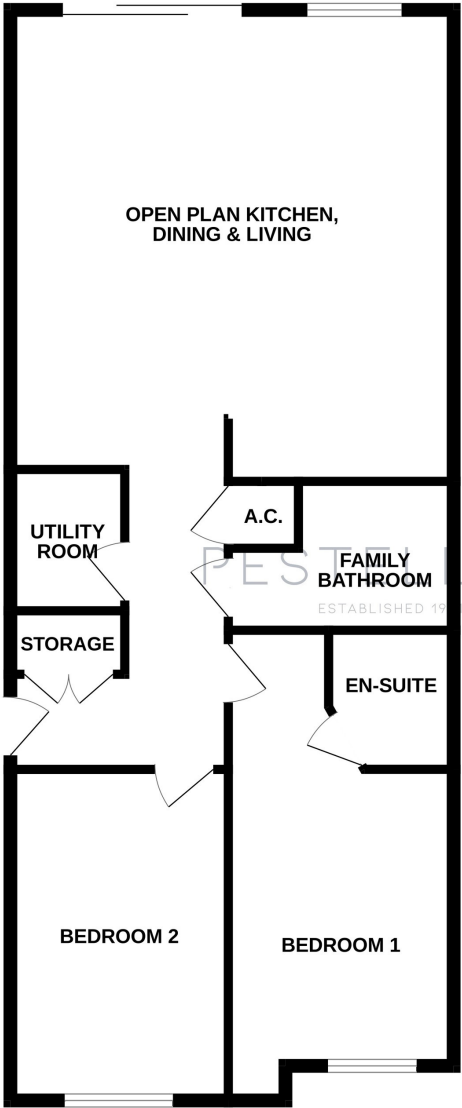


# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

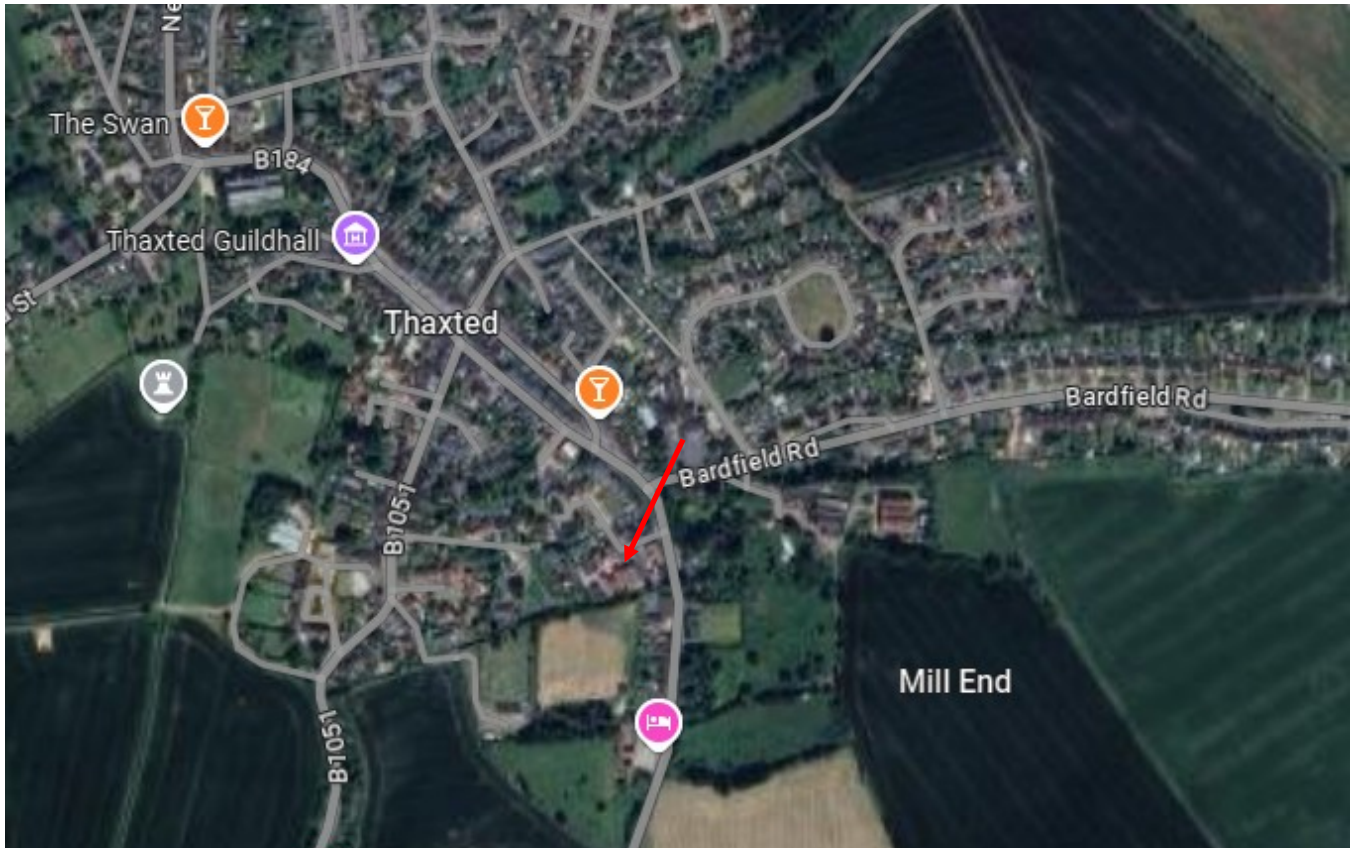
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# GENERAL REMARKS & STIPULATIONS

**Lees Close** is excellently located within walking distance to the high street that offers primary schooling, doctors, independently owned shops and recreational facilities. The mainline stations of Bishop's Stortford, Elsenham & Newport all serve 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.



## FULL PROPERTY ADDRESS

11 Lees Close, Thaxted, Great Dunmow, Essex,  
CM6 2GJ

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage and  
water

## LOCAL AUTHORITY

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

**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

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Are you a developer looking for an agent to market or value your site?