



TWYFORD COURT, GREAT DUNMOW

OFFERS IN EXCESS OF – £300,000

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOM PREMIUM GROUND FLOOR APARTMENT
- PRIVATE FRONT DOOR
- CONTEMPORARY STYLE KITCHEN
- LIVING ROOM DINER
- THREE PIECE FAMILY BATHROOM SUITE WITH UNDERFLOOR HEATING
- ALLOCATED PARKING SPACE VIA AN ELECTRIC UP AND OVER BARRIER
- WALKING DISTANCE TO HIGH STREET & AMENITIES

We are pleased to offer this fantastic premium 2 bedroom ground floor apartment with own front door located in the centre of Great Dunmow's High Street. The property comprises of 2 bedrooms, living room diner, contemporary style kitchen with integrated appliances, family bathroom with under floor heating and an allocated parking space.





Composite door opening onto:

Entrance Hall

With inset ceiling down lighting, smoke alarm, wall mounted radiator, oak effect flooring and doors to rooms:

Living Room Diner: 16'8" x 12'5"

With two windows to front, ceiling lighting, wall mounted radiator, TV, telephone an array of power points, oak effect flooring, storage cupboard and large opening through to:

Kitchen

Comprising an array of eye and base level cupboards and drawers, complimentary quartz effect square edged work surface and tiled splash back, 1□ bowl stainless steel sink unit with mixer tap, four ring AEG electric hob with oven under and extractor fan above, integrated washer/dryer, integrated dishwasher, integrated fridge freezer, inset ceiling down lighting, smoke alarm, wood effect laminate floor, wall mounted radiator, cupboard housing pressurised hot water cylinder, fuse board, electric boiler and telephone and power points.

Bedroom 1: 12'5" x 10'11"

With windows on two aspects, wall mounted radiator, TV, telephone and power points, fitted carpet, ceiling lighting.

Bedroom 2: 14'10" x 7'5"

With ceiling lighting, wall mounted radiator, an array of power points, window to side, fitted carpet and power points.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment and glazed screen over, full tiled surround, wall mounted wash hand basin with vanity unit beneath and mixer tap above, low level W.C. with integrated flush, a solid stone shelf with feature vanity mirror, inset ceiling down lighting, extractor fan, chromium heated towel rail, tiled flooring and under floor heating.

OUTSIDE

Well manicured communal hallways and grounds, secure allocated parking space and within walking distance to Great Dunmow's High Street.



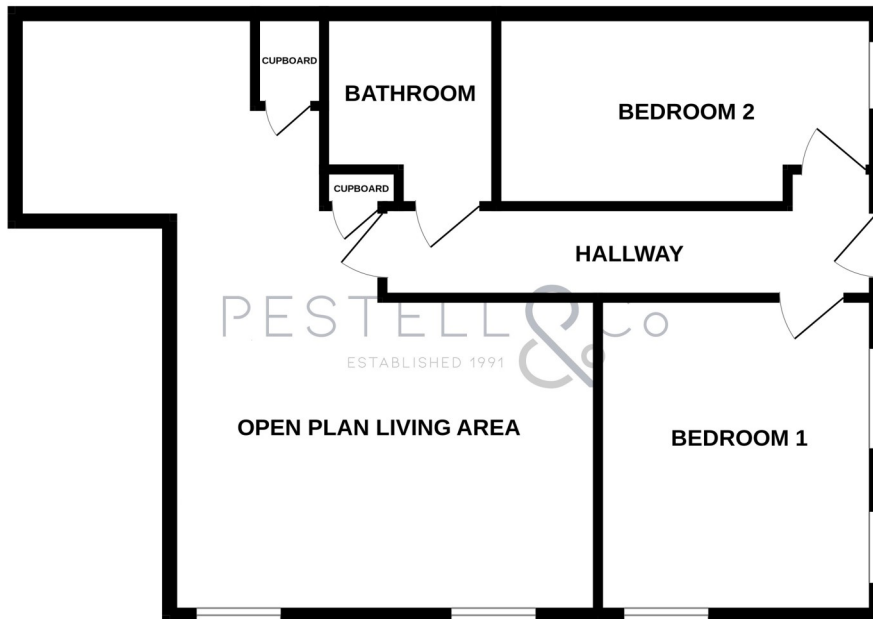
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	44 E
21-38	F		
1-20	G		

FLOOR PLAN

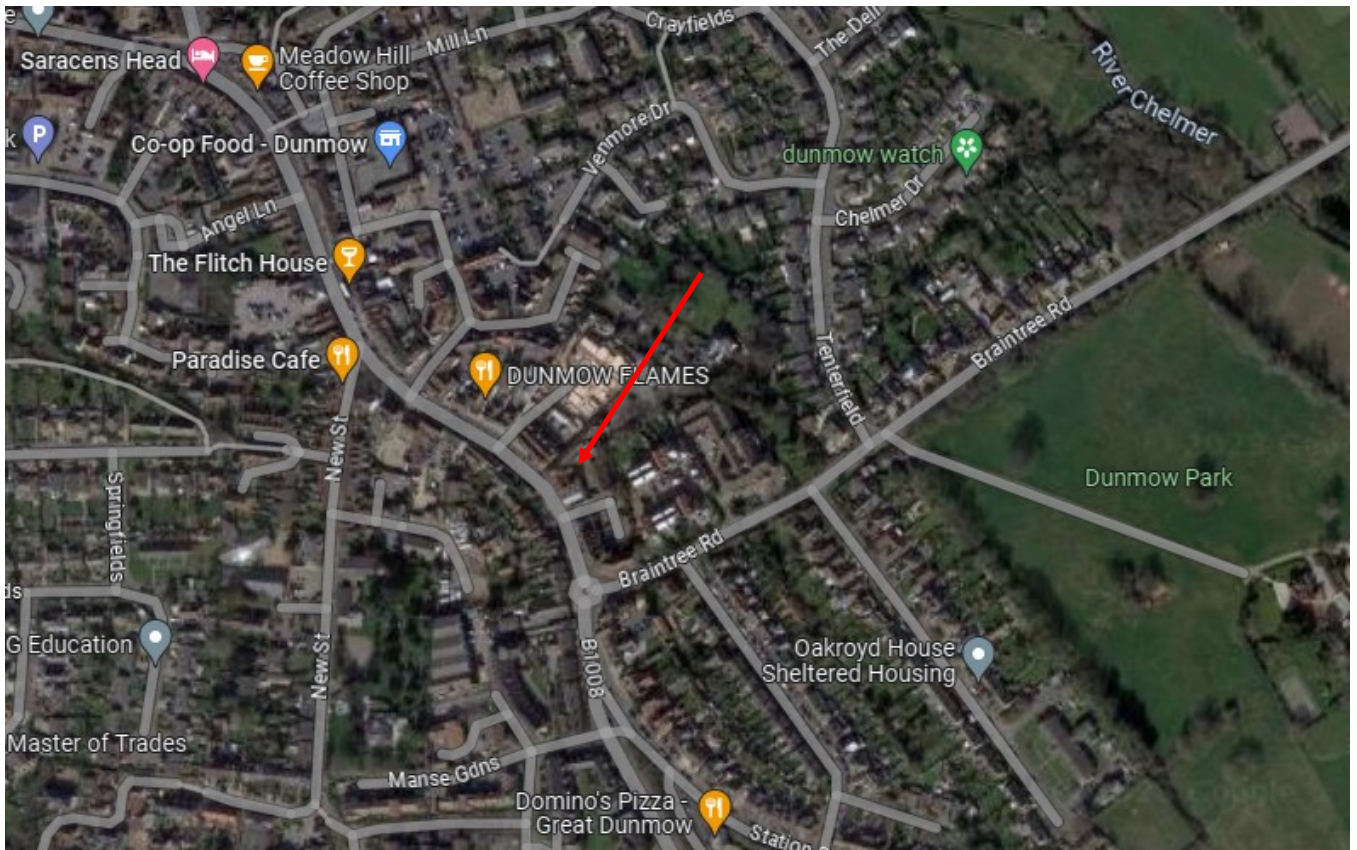
GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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

Excellent location in an extremely popular 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.



FULL PROPERTY ADDRESS

Apartment 1, 2 Twyford Court, Great Dunmow,
Essex CM6 1AE

COUNCIL TAX BAND

Band B

SERVICES

Electric fired central heating, mains drainage and
water

LOCAL AUTHORITY

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

LEASE REMAINING - 117 Years

SERVICE CHARGE - £2,000 pa

GROUND RENT - £200 pa

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 18/10/2024. 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 LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

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