



## Altura Place, Apt. 1, Stortford Road, Great Dunmow, CM6 1DA

Altura Place is an iconic 'Deco tribute' of 12 contemporary, high specification apartments in a fantastic location offering easy access to the town centre of Great Dunmow. The 'Deco' featured designed entrance and hallway provides an instant 'wow' factor and gives you and your visitors the feeling of luxury. These apartments are stunning, spacious homes, created for modern living.

**Guide Price £370,000**

- Ground floor 2-bedroom apartment
- Beautifully designed interiors
- Finished to an exceptional standard
- Gated, private development
- Secure underground parking
- Lift access
- In the heart of Great Dunmow



## ACCOMMODATION

Apartment 1 is a stylish 2-bedroom ground floor apartment with 735 sq. ft of well-proportioned living accommodation. The property benefits from a superb quality kitchen featuring energy efficient AEG appliances, 2 good sized bedrooms, including master with en-suite, a sleek and stylish family bathroom, and spacious open plan reception room, making this home ideal for entertaining or just relaxing whilst the timeless and exquisite décor provides a neutral backdrop, ready for you to make your own mark. All apartments have the added benefit of secure underground parking and lift access.

This gated, private development of just 12 largely individual and stylish apartments is perfectly situated at the threshold of this historic town, offering a charming village environment. Surrounded by picturesque countryside with transport links and amenities close by, Altura Place offers a unique opportunity to combine privacy and exclusivity in the town of Great Dunmow. In detail the accommodation comprises: -

### ENTRANCE

Entrance door leading to hallway with useful storeroom, French Oak wood flooring throughout and doors to adjoining rooms.

### LOUNGE

Open plan dual aspect space, including floor to ceiling window, with French Oak wood flooring throughout. Opens into the kitchen/dining area:

### KITCHEN/DINING

Fitted with a matching contemporary range of base and eye level units with under cupboard lighting and complimentary Quartz worktop over, incorporating a ceramic Belfast sink unit and VADO mixer tap. With built-in and integrated AEG appliances, including

stainless steel integrated pyrolytic oven black touch ceramic hob with extractor hood over, microwave and grill, fridge freezer, drink cooler (16 bottle capacity), stainless steel dishwasher, and washer/dryer. There is also a large storage cupboard.

### MASTER BEDROOM

A naturally light room with window to front aspect.

### EN SUITE

Suite comprising vanity wash hand basin, low level wc with soft close seat, fully tiled shower enclosure, heated chrome towel rail, heated mirror, ventilation system and extractor fan, and tiled walls and floor.

### BEDROOM 2

A naturally light room with window to the front aspect.

### BATHROOM

Suite comprising vanity wash hand basin, low level wc with soft close seat, panelled bath with shower head attachment, heated chrome towel rail, heated mirror, ventilation system and extractor fan, and tiled walls and floor.

### OUTSIDE

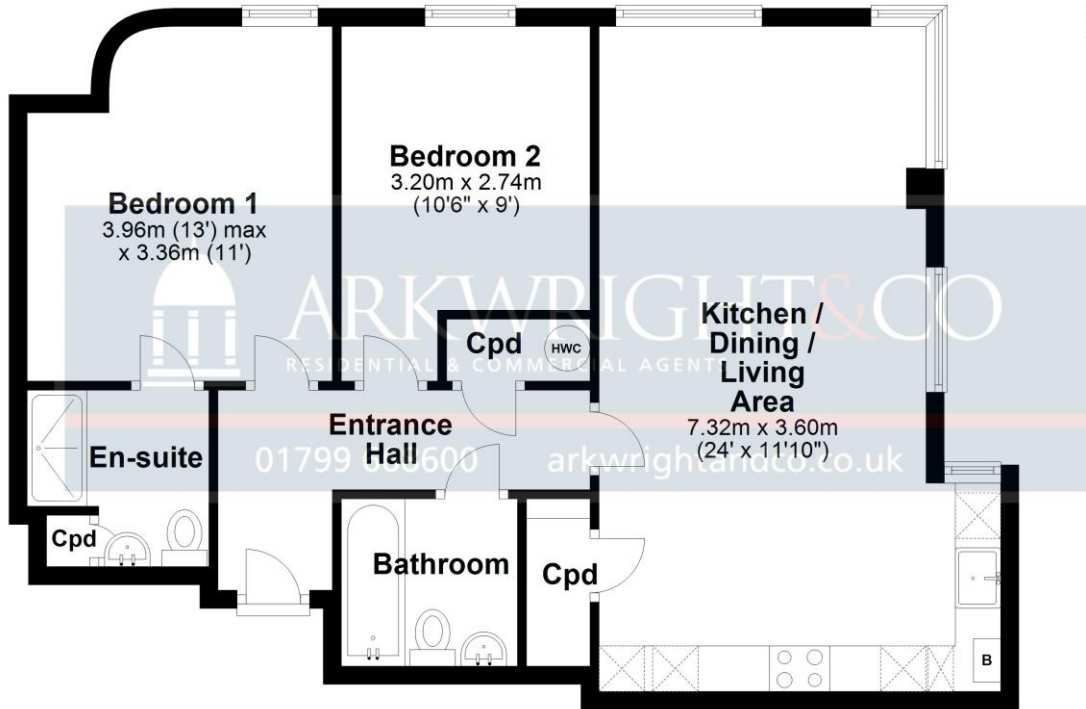
Altura Place benefits from security coded front and rear entrances. There are landscaped communal gardens and secure allocated parking spaces for all apartments with the provision of dual plug points for every parking space to encourage electric transport. With communal outside water tap and bin store.

### SERVICES

All mains services are connected. The apartments feature thermostatically controlled underfloor heating throughout and 'A' rated boiler to minimise gas usage. With BT high fibre superfast broadband installed.

## Floor Plan

Approx. 68.3 sq. metres (735.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.3 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.





## LOCATION

Great Dunmow is a historic market town and Civil Parish in the Uttlesford district of Essex. It is situated on the north of the A120 road, midway between Bishop's Stortford and Braintree, 6 miles east of London Stansted Airport. With a healthy selection of independent retailers offering a varied choice in its engaging High Street, a Tesco superstore on the outskirts, the town is well provided with everyday requirements. Well situated for the commuter by road with the A120 connecting with the M11, and by rail with Stansted and Bishop's Stortford stations providing regular service to London Liverpool Street in approximately 45 minutes.

## COUNCIL TAX BAND

Tax band To Be Confirmed

## TENURE

The apartments benefit from a 125-year lease at an annual ground rent ranging from £370 to £695 and are subject to review every 25 years in line with the Nationwide House Price Index.

## LOCAL AUTHORITY

Uttlesford District Council

51 High Street, Saffron Walden, Essex, CB10 1AR

T: 01799 668600

W: [www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



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