



Altura Place, Apartment 3  
CM6 1DA



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# Altura Place

Apartment 3 | Dunmow | CM6 1DA

## Guide Price £375,000

- A stunning, ground floor, 3-bedroom apartment
- Finished to an exceptional standard with beautiful interiors throughout
- Principal bedroom with ensuite shower room
- Thermostatically controlled, underfloor heating throughout
- Private, gated development and secure underground parking
- Located in the heart of Dunmow and within walking distance to all amenities
- EPC: B
- Council Tax Band: C

### The Property

Apartment 3 is a stylish, 3-bedroom ground floor apartment within 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 property offers 893 sqft of well-proportioned living accommodation with 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..

### The Setting

Dunmow has a broad range of amenities, including a busy high street of independent shops, pubs and restaurants. A wide selection of excellent schools can be found in the area with both state and private including Bishops Stortford College and The Felsted School. Dunmow is well placed for communications with the A120 and junction 8 of the M11 and Stansted Airport. Access to London Liverpool Street can be gained from either Bishops Stortford or Chelmsford with a journey time of approximately 47 minutes and 35 minutes respectively.

### The Accommodation

In detail, the property comprises entrance door leading to hallway with built in storage cupboard and storeroom, French Oak wood flooring throughout and doors to adjoining rooms. The open plan, dual aspect lounge is filled with natural light from floor to ceiling, corner window to the front and side aspect. In turn it opens into the superb kitchen/dining area. 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. Integrated AEG



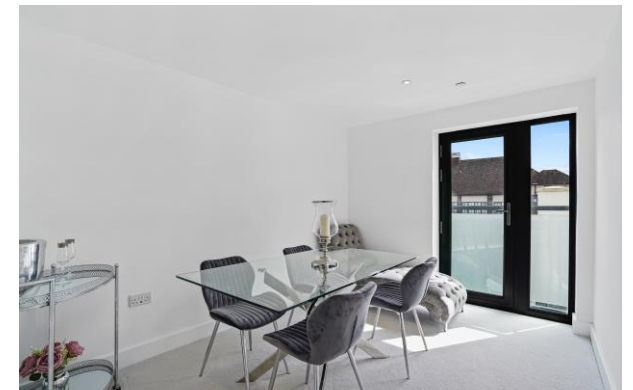


appliances include stainless steel integrated pyrolytic oven black touch ceramic hob with extractor hood over, microwave and grill, fridge freezer, drink cooler (16 bottle capacity), stainless steel dishwasher and washer/dryer.

The principal bedroom is a generous size with window to front aspect and en suite comprising wash hand basin, WC, shower enclosure, heated towel rail and heated mirror. Bedroom two is a double bedroom with window to the front aspect. Bedroom three is a double room with Juliet balcony to the side aspect. The family bathroom suite comprising wash hand basin, WC, panelled bath with shower head attachment, heated towel rail and heated mirror.

### 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. In addition a communal outside water tap and bin store.



### Services

All mains' services are connected. BT high fibre superfast broadband installed.

### Local Authority

Uttlesford District Council

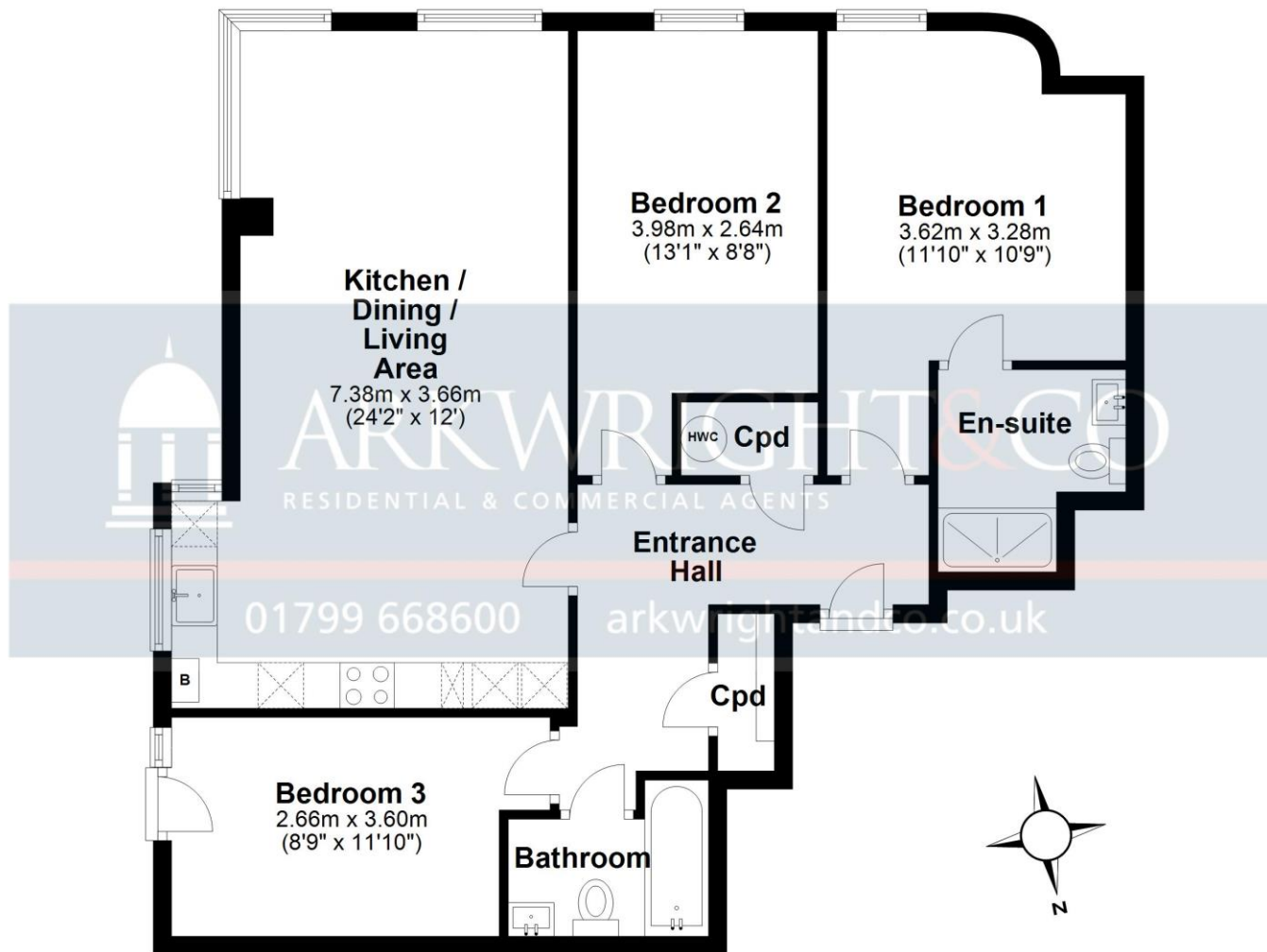
### Tenure

125-year lease, £2,300 service charge per annum.



## Floor Plan

Approx. 83.0 sq. metres (893.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



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