



MELVILLE HOUSE, GREAT DUNMOW

GUIDE PRICE – £237,000

- ONE DOUBLE BEDROOM FIRST FLOOR PREMIUM APARTMENT
- EXCELLENT LOCATION POSITIONED IN THE CENTRE OF GREAT DUNMOW
- HIGH GLOSS FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE OPEN-PLAN LIVING AREA
- EN-SUITE TO MASTER BEDROOM
- 1 ALLOCATED PARKING SPACE
- TELEPHONE ENTRY SYSTEM

We are pleased to offer for sale this DOUBLE bedroom premium first floor apartment located in the centre of Great Dunmow. The property comprises of a large open plan living dining area, a fully fitted high gloss contemporary style kitchen with integrated appliances and porcelain sinks, master bedroom with en-suite shower room. The property also benefits from off street allocated parking and telephone entry system.





With panelled timber door opening onto:

Curved Hallway

With access to loft, wall mounted fuse board, access to loft, telephone entry system, lighting points, ceiling smoke alarm, fitted carpet and doors to rooms:

Cloakroom

Comprising of a white suite with close coupled w.c., pedestal wash hand basin with mixer tap, ceiling lighting, tiled flooring.

Open Plan Kitchen Area

With kitchen comprising eye and base level cupboards and drawers, oak effect rolled work surface, 1 □ bowl single drainer porcelain sink unit with chromium mixer tap over, integrated Indesit oven and hob and extractor fan over, integrated fridge/freezer, integrated washer/dryer, wood effect linoleum flooring, insert ceiling down lighters.

Large Living Dining Area

With ceiling lighting, window overlooking high street, tv and power points, storage cupboard, smoke alarm, further wall mounted lighting, fitted carpet.

Master Bedroom 11'2" x 9'6"

With window to rear, ceiling lighting, power and tv points, wall mounted radiator, fitted carpet, built-in wardrobes with mirrored sliding doors and door to:

En-suite

Comprising floating w.c with integrated flush, wall mounted wash hand basin with contemporary chromium mixer tap over, fully tiled shower cubicle with glass screen and integrated double shower, wall mounted contemporary radiator, tiled flooring, half tiled surround, ceiling lighting and extractor fan.

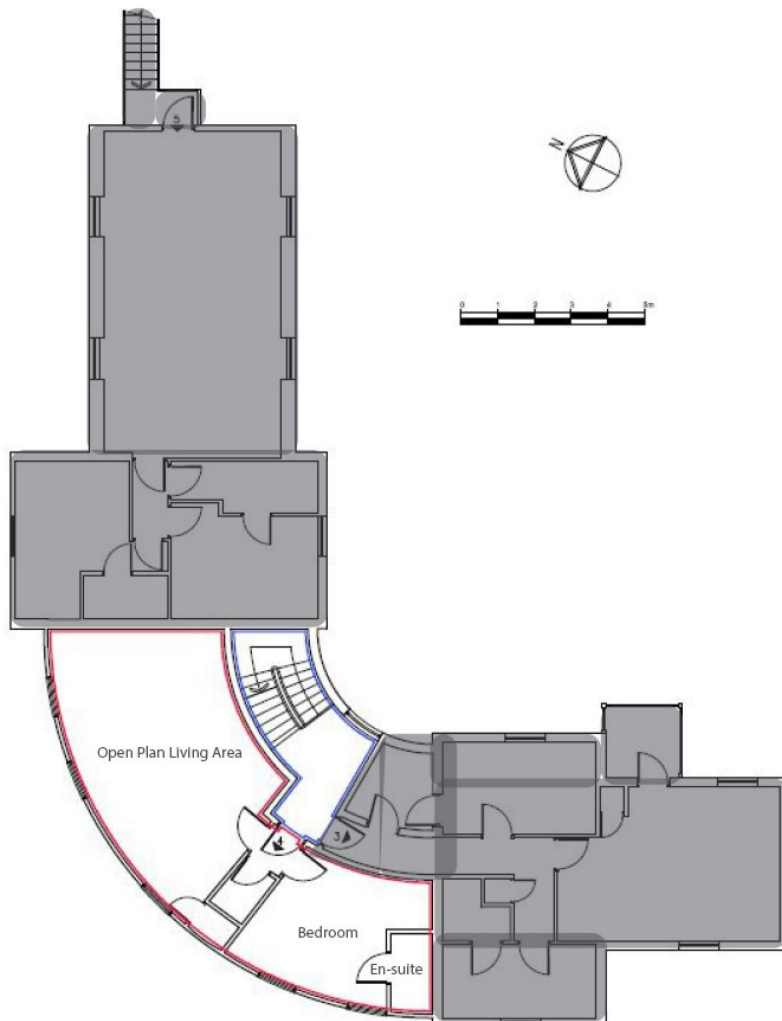
The property enjoys one allocated parking space in this premium development.

DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



GENERAL REMARKS & STIPULATIONS

Melville House is extremely well located within walking distance to the popular market town of Great Dunmow offering restaurants, shops, boutiques, schooling and recreational facilities. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

Melville House, High Street, Great Dunmow,
Essex CM6 1AF

COUNCIL TAX BAND

Band

SERVICES

Mains electricity, water and drainage

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

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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?