

- VICTORIAN GRADE II
- TOP FLOOR APARTMENT
- FULL OF CHARACTER
- RECENTLY DECORATED TO A HIGH STANDARD
- 2 BEDROOMS
- FITTED WARDROBES
- OPEN PLAN LIVING/DINING AND KITCHEN
- THREE PIECE BATHROOM SUITE
- COMMUNAL GARDENS
- WALKING DISTANCE TO HIGH STREET



**Buckingham Court, GREAT DUNMOW
For Sale £210,000.00**

THE PROPERTY

A well presented Victorian Grade II TOP Floor Apartment within the popular location of Buckingham Court. The property has recently been renovated throughout to a high standard and comprises of an open plan living/dining and kitchen full of character with three piece bathroom suite and 2 Bedrooms. Outside the property benefits from communal gardens, casual parking and is within walking distance to Great Dunmow's High Street.



Entrance Hall:

Open Plan Living Dining and Kitchen

Living Room:

17'0" x 15'9" (5m x 4.8m)





Master Bedroom: 15'0" x 8'8" (4.5m x 2.7m)

Bedroom 2: 8'5" x 7'1" (2.57m x 2.15m)

Bathroom:



A beautiful Victorian Grade II Top Floor Apartment with Victorian leaded windows. Communal hallway leading up two flights of stairs to oak timber front door, opening onto:

ENTRANCE HALL:

With fitted carpet, ceiling lights, wall mounted radiator and storage cupboard housing gas combi boiler, freezer and shelving. Window to rear and large opening into

OPEN PLAN LIVING / DINING AND KITCHEN

LIVING ROOM: 17' x 15'9" (5m x 4.8m)

With Ornate leaded window to rear, fitted carpet, feature high ceilings, two ceiling light points, ample power points, telephone points, wall mounted radiator, feature brick fireplace with oak Bressumer over, access to loft space for storage. Open aspect to:

KITCHEN:

Comprises an array of eye and base level units and drawers, with complementary rolled walnut work top surfaces with tiled splash back, stainless steel Hotpoint integral oven with gas four ring hob and extractor above, inset stainless steel sink unit with mixer tap, washer/dryer, cupboard housing integrated fridge/freezer, ample power points, inset ceiling lighting, kick board lighting and attractive tiled flooring. Two sets of leaded windows to front.

MASTER BEDROOM: 15' max x 8'8" (4.5m x 2.7m)

With twin leaded windows to front aspect, ceiling light point, fitted carpet, wall mounted radiator, telephone point, ample power points, fully fitted wall to wall wardrobes.

BEDROOM 2: 8'5" x 7'1" (2.57m x 2.15m)

With ceiling lighting, fitted carpets, fitted wardrobe, power points, wall mounted radiator and window to rear.

(This room has been designed in conjunction with the wardrobes to accommodate a double bed)

BATHROOM:

With fully tiled three piece suite comprising of a panel enclosed bath with twin tap and hydroelectric shower over, close coupled w.c, pedestal wash hand basin with twin taps, ceiling light point, wall mounted radiator, ornate leaded window to rear and vinyl flooring.

OUTSIDE:

Outside the apartment benefits from communal gardens, guest parking spaces and is within walking distance to Great Dunmow's High Street.

THE PROPERTY

Outside

Outside the apartment benefits from communal gardens, guest parking spaces and is within walking distance to Great Dunmow's High Street.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

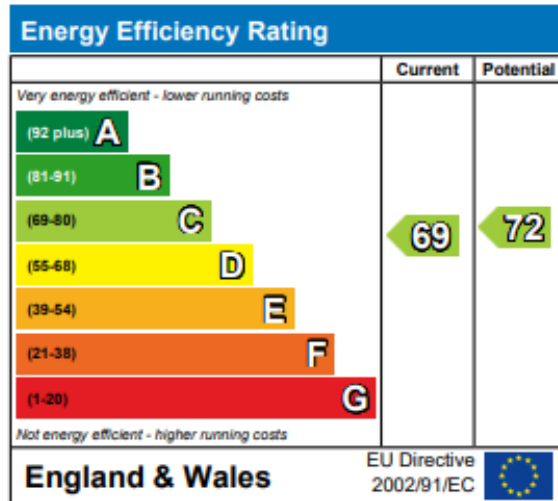
Energy Performance Certificate



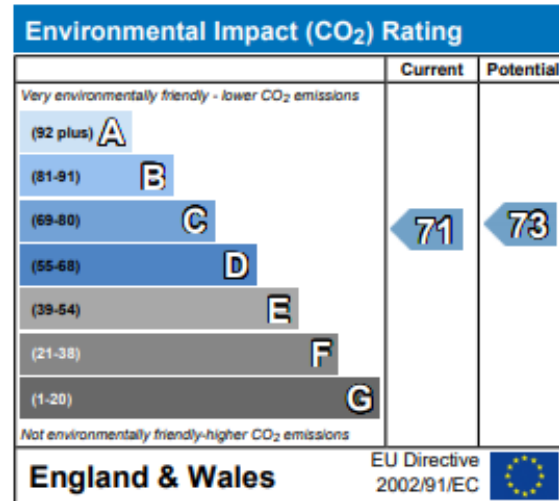
12, Buckingham Court
The Close
DUNMOW
CM6 1XE

Dwelling type: Top-floor flat
Date of assessment: 12 February 2011
Date of certificate: 13 February 2011
Reference number: 8139-6722-8810-9312-9996
Type of assessment: RdSAP, existing dwelling
Total floor area: 46m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	297 kWh/m ² per year	274 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.8 tonnes per year
Lighting	£40 per year	£25 per year
Heating	£425 per year	£404 per year
Hot water	£75 per year	£75 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

THE LOCATION

Buckingham Court is excellently located 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.

GENERAL REMARKS & STIPULATIONS

Folio No. R28635

FULL ADDRESS

12 Buckingham Court, Great Dunmow, Essex CM6 1XE

SERVICES

Gas central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band A

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS

From Great Dunmow High Street (B184) head south along Chelmsford Road and take the second left onto The Close (almost at the mini roundabout), guest parking immediately on the right with path leading to the property entrance door on the left.



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

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.

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for 27 years!!!**

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call one of our experienced team for further
information.**