

- NO ONWARD CHAIN
- 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
- COMMUNAL GARDENS
- WALKING DISTANCE TO HIGH STREET



**Buckingham Court, GREAT DUNMOW
For Sale £189,950**

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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

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

LEASE LENGTH

157 Years left

SERVICE CHARGE

£1,125 pa

GROUND RENT

£175 pa

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.



6 days a week. Monday to Friday 9.00am to 6.00pm and Saturday's 9.00am to 4.00pm.

OFFICE OPENING TIMES

IMPORTANT NOTICE

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 28/05/2024. 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.

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