

HASLER'S PLACE, GREAT DUNMOW

OFFERS OVER – £210,000

- FIRST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- LARGE DUAL ASPECT LIVING ROOM DINER
- RECENTLY INSTALLED KITCHEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- SECURITY TELEPHONE ENTRY SYSTEM
- COMMUNAL GARDENS
- SECURE UNDERGROUND PARKING SPACE
- WALKING DISTANCE TO TOWN CENTRE

We are pleased to offer this two double-bedroom first-floor apartment in Great Dunmow that is a short walk to local amenities and schooling. Immaculately presented this apartment offers a large living area with windows to two aspects, a recently installed kitchen, principal bedroom with en-suite, secondary double bedroom and a three piece family bathroom suite. The property benefits from gated security entrance, communal gardens and undercover secure allocated parking.





Front door opening into:

Entrance Hall

With wall mounted telephone entry system, wall mounted Wi-Fi-controlled ceramic electric heater, ceiling lighting, oak effect laminate floor, smoke alarm, power points, cupboard housing pressurised hot water cylinder and slatted shelves, door to rooms:

Living Room 14' 5" x 14' 4" max (4.39m x 4.37m)

The room is laid in an 'L' shaped formation with windows on two aspects, wall mounted Wi-Fi-controlled ceramic electric heater, fitted carpet, ceiling lighting, TV, telephone and power points.

Kitchen

Comprising an array of eye and base level cupboards and drawers with contemporary work surface and tiled splash back, single bowl single drainer stainless steel sink unit with mixer tap, four ring electric hob with oven under and extractor fan above, recess and plumbing for washer machine, recess and power for fridge freezer, inset ceiling down lighters, further extractor fan, window to front, laminate floor, TV, telephone and power points.

Principal Bedroom 11' 6" x 10' 8" (3.51m x 3.25m)

With window to rear, ceiling lighting, fitted carpet, wall mounted Wi-Fi-controlled ceramic electric heater, TV, telephone and power points, built-in storage cupboard. Door through to:

En-suite Shower Room:

Comprising a tiled and glazed shower cubicle with twin shower over, pedestal hand wash basin with mixer tap, close coupled W.C, half tiled surround, obscure window to rear, extractor fan, electric shaver point, chromium heated towel rail, tiled flooring.

Bedroom 2 - 9' 9" x 6' 9" (2.97m x 2.06m)

With window to rear, ceiling lighting, wall mounted Wi-Fi-controlled ceramic electric heater, TV, power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of tiled enclosed bath with mixer tap and shower attachment over, glazed screen, pedestal wash hand basin with mixer tap, close coupled W.C, wall mounted chromium heated towel rail, obscure window to rear, inset ceiling down lighters, extractor fan and tiled flooring.

OUTSIDE

The Front

The property benefits from being behind security gates, enjoying communal gardens and access to an undercover secure allocated parking space.

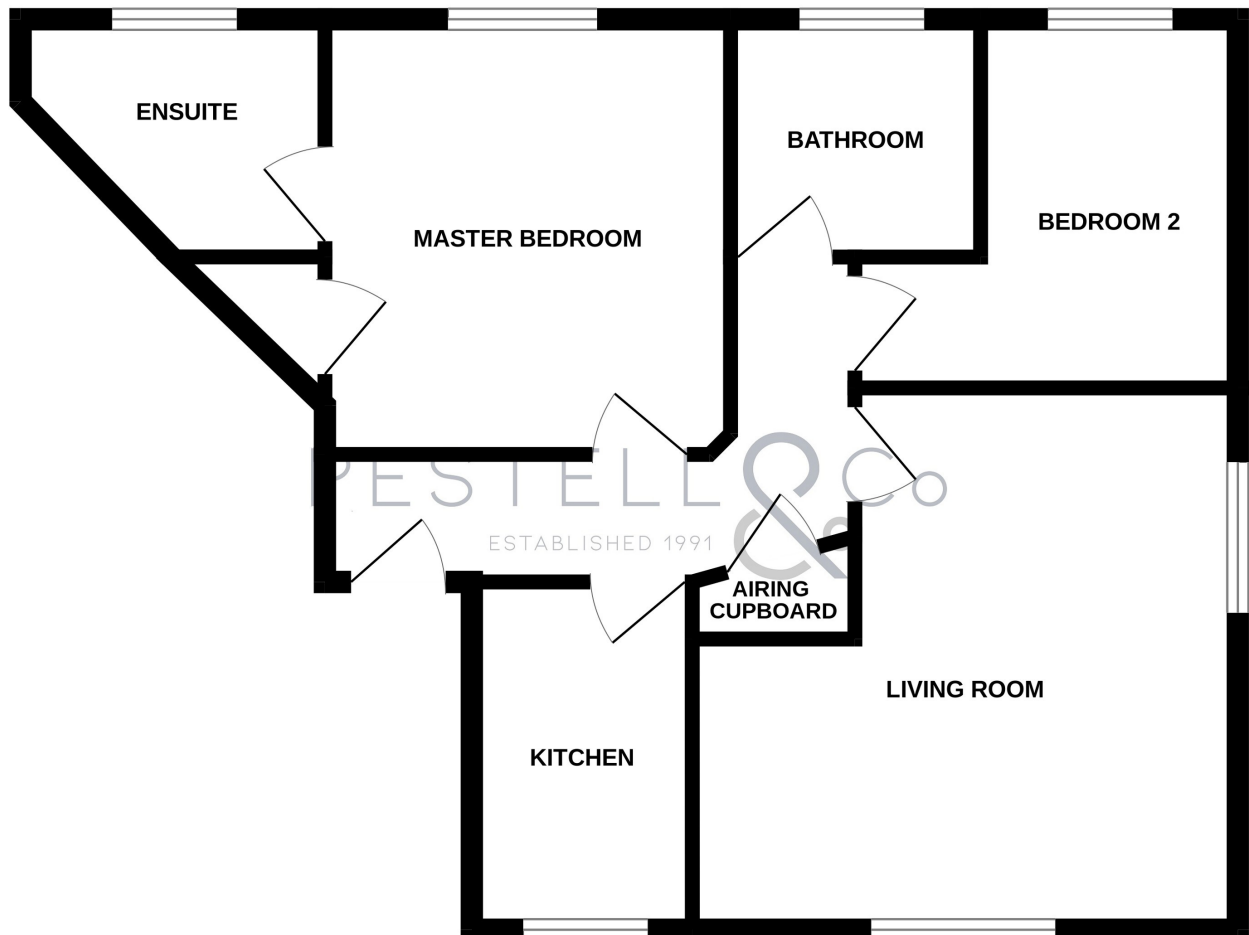


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

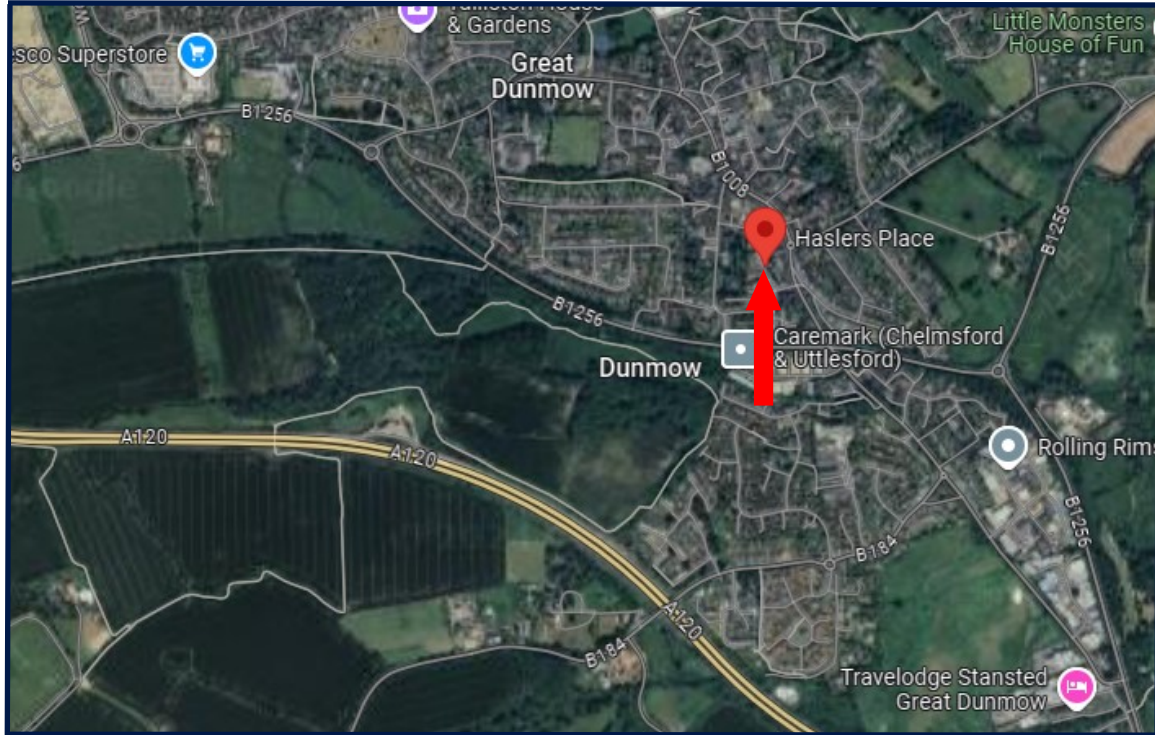
FLOOR PLAN



GENERAL REMARKS & STIPULATIONS

Hasler's Place is located within Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Hasler's Place is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

12 Haslers Place, Great Dunmow, Essex,
CM6 1AJ

COUNCIL TAX BAND

Band C

SERVICES

Mains electricity and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, Essex 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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Are you a developer looking for an agent to market or value your site?