

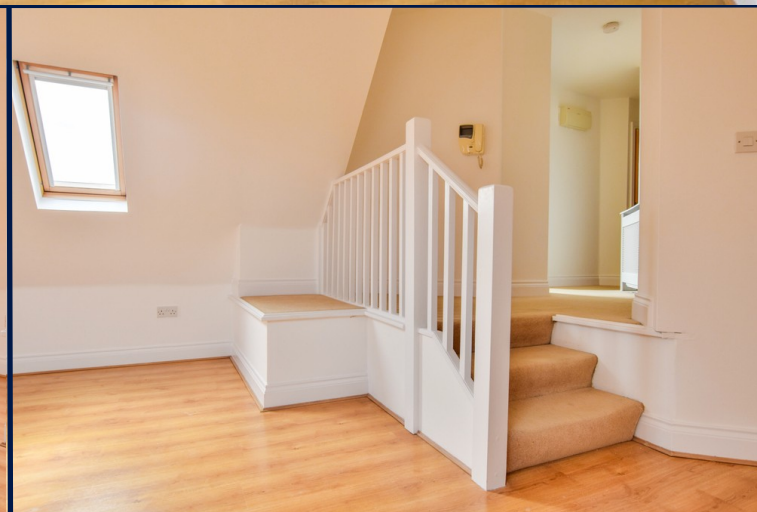


HASLER'S PLACE, GREAT DUNMOW

OFFERS OVER – £275,000

- NO ONWARD CHAIN
- NEWLY DECORATED PENTHOUSE APARTMENT
- LARGE TRIPLE ASPECT LIVING ROOM DINER
- NEWLY INSTALLED KITCHEN WITH BALCONY AND FAR REACHING VIEWS
- 2 DOUBLE BEDROOMS
- 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 newly decorated two double-bedroom penthouse 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 on three aspects, a newly installed kitchen with balcony enjoying far reaching views, 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.





With apartment entrance door opening into;

Private Stairwell

With carpeted turned staircase with window to rear, ceiling lighting, smoke alarm, door to;

Entrance Hall

With ceiling lighting, smoke alarm, wall mounted fuse board, power points, wall mounted electric radiator, fitted carpet, telephone entry system, doors and openings to rooms.

Living Room Diner 21'7" x 15'6" (6.58m x 4.72m)

With Velux windows to both front and rear aspects, further window to side, ceiling lighting, TV and power points, wall mounted electric heater, wood effect laminate flooring.

Newly Installed Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary marble effect worksurface and tiled splashback, 1 1/2 bowl single drainer sink unit with mixer tap, 4-ring electric hob with oven under, recess power and plumbing for washing machine and fridge-freezer, inset ceiling downlighting, kick plate heater, power points, wood effect laminate flooring, timber panel and glazed door and sidelight leading out to;

Balcony

With wrought iron fencing and far reaching countryside views.

Bedroom 1 – 14'4" x 11'6" (4.37m x 3.51m)

With two Velux windows to rear, TV, telephone and power points, fitted carpet, storage cupboard, airing cupboard housing pressurised hot water cylinder and slatted shelf, ceiling lighting, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap, close coupled WC with integrated flush, half-tiled surround, inset ceiling downlighting, electric shaving point, wood effect linoleum flooring.

Bedroom 2 – 9'2" x 8'11" (2.79m x 2.72m)

With Velux window to rear, ceiling lighting, power points, wall mounted electric heater, fitted carpet and storage cupboard.

Family Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and integrated shower, full tiled surround, glazed shower screen, close coupled WC, pedestal wash hand basin with mixer tap, inset ceiling downlighting, extractor fan, electric shaving point, 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.



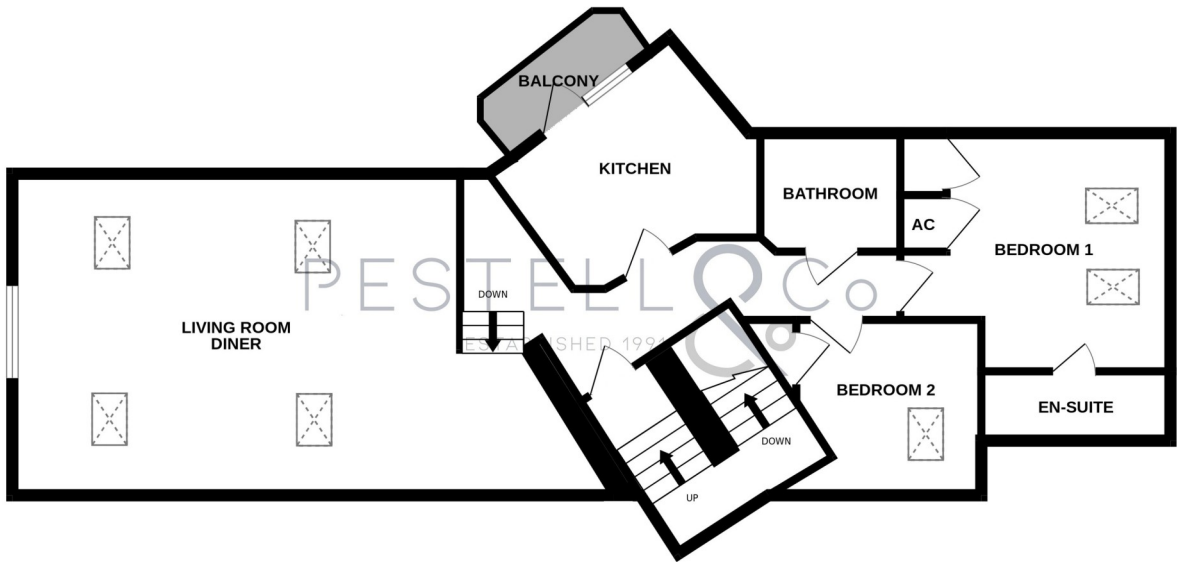
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

919 sq.ft. (85.3 sq.m.) approx.

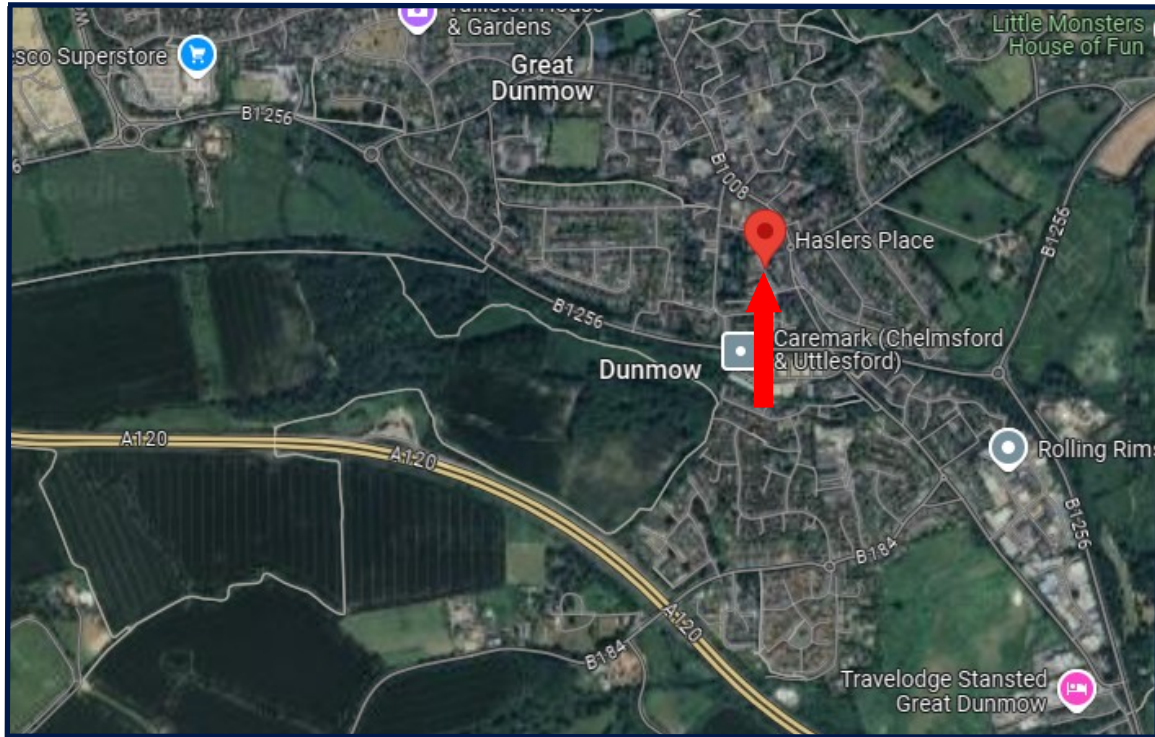


TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

22 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

LEASE REMAINING - 104 years

SERVICE CHARGE - £3,100 pa

GROUND RENT - £150 pa

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 08/11/2024. 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.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?