



## TWYFORD COURT, GREAT DUNMOW

GUIDE PRICE – £175,000

- NO ONWARD CHAIN
- HIGH SPEC 1 BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN LIVING AREA WITH INTEGRATED KITCHEN
- BATHROOM WITH UNDERFLOOR HEATING
- ALLOCATED AND SECURE OFF STREET PARKING
- WALKING DISTANCE TO HIGH STREET & AMENITIES



A fantastic opportunity to purchase a ground floor luxury 1 bedroom apartment nestled in a quiet courtyard that offers gated off road parking for one car but immediate access to the main high street with it's local shops and restaurants. Immaculately presented, the apartment comprises a large open plan kitchen living area, a double bedroom and a bathroom with underfloor heating.







With oak effect door opening into:

#### **Entrance Hall**

With inset ceiling lighting, smoke alarm, wood effect luxury laminate flooring, wall mounted radiator, wall mounted video entry system, airing cupboard housing electric boiler, pressurised hot water cylinder, fuseboard and storage. Doors to rooms.

#### **Open Plan Living 20'2" 11'5"**

##### **Kitchen**

Comprising of an array of eye and base level cupboards and drawers with contemporary square edge quartz effect work surfaces with tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, four ring ceramic electric hob with oven under and stainless steel extractor fan above, integrated fridge and freezer, integrated washer drier, inset ceiling downlighting, smoke alarm, power points, wood effect luxury laminate flooring that continues into;

##### **Living Room**

With two windows to the front aspect, wall mounted radiator, TV, telephone and power points.

#### **Bedroom 13'2" x 9'0"**

With ceiling downlighting, window to front aspect, built-in wardrobe with mirrored sliding doors and PIR sensored lighting, wall mounted radiator, wood effect luxury laminate flooring, TV and power points.

##### **Bathroom**

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower over, fully tiled with glazed shower screen, wall mounted wash hand basin with mixer tap and storage under, low level WC with integrated flush, wall mounted mirrored storage cabinet, inset ceiling downlighting, extractor fan, chromium heated towel rail, tiled flooring with under floor heating.



# OUTSIDE

Well manicured communal hallways and grounds, secure allocated parking space and within walking distance to Great Dunmow's High Street.



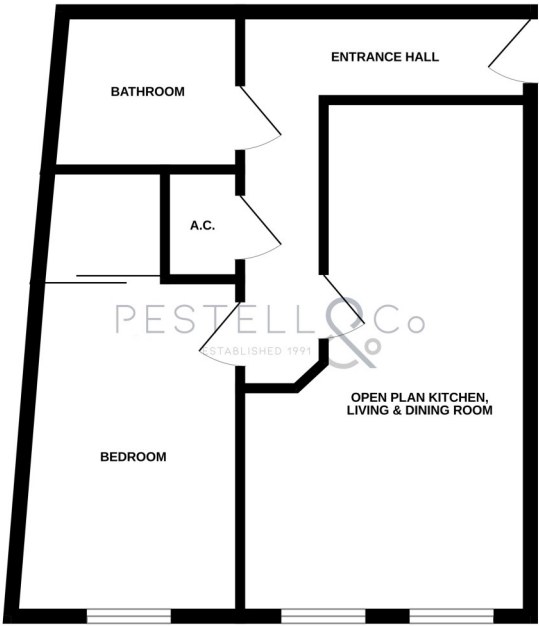
# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

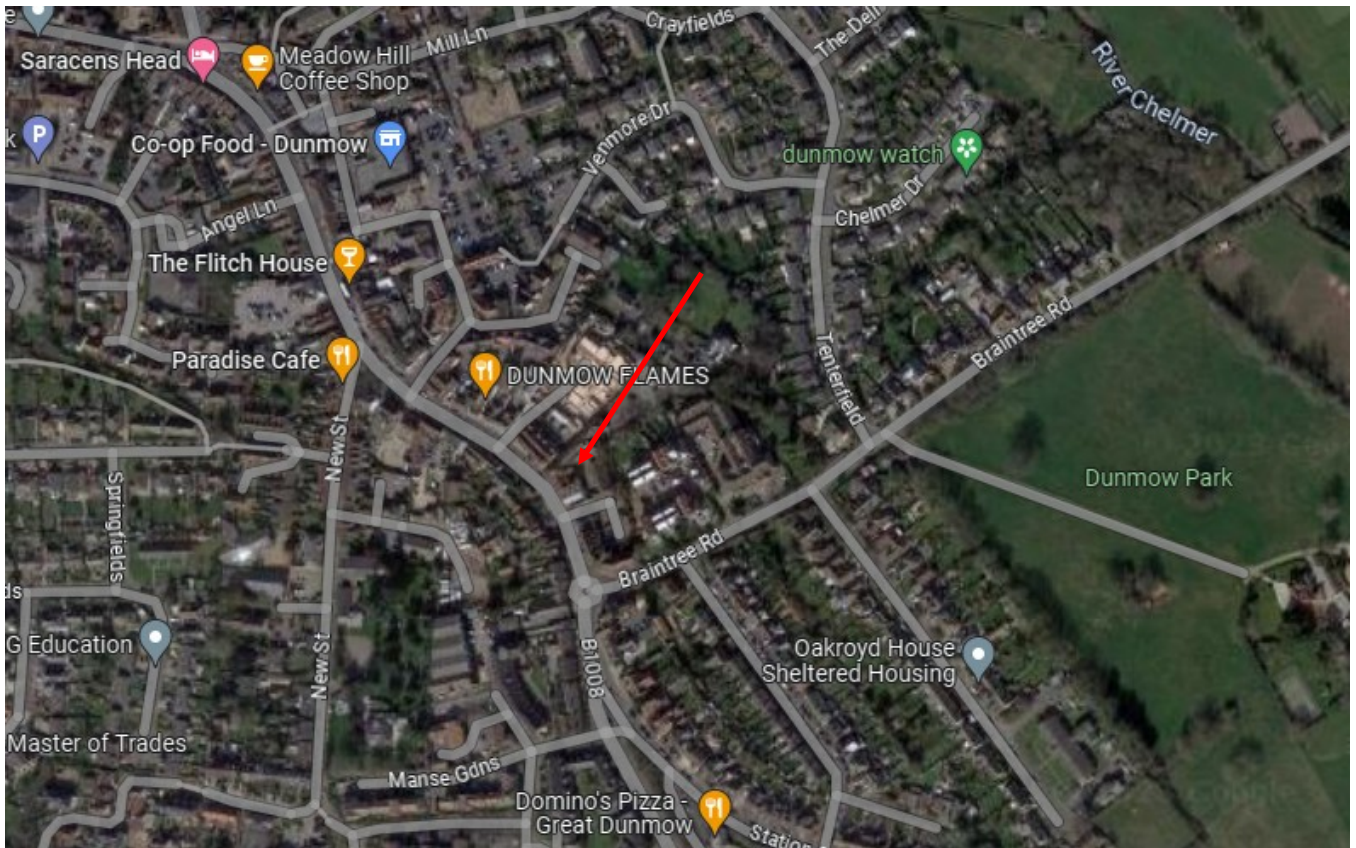
GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.5 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.  
Made with floorplan 52024

# GENERAL REMARKS & STIPULATIONS

Excellent location 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.



## FULL PROPERTY ADDRESS

Apartment 4, 2 Twyford Court, Great Dunmow,  
Essex CM6 1AE

## COUNCIL TAX BAND

Band B

## SERVICES

Electric fired central heating, mains drainage and  
water

## LOCAL AUTHORITY

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

## LEASE DETAILS

Lease remaining 117 Years,  
Service Charge - £1,700 pa,  
Ground Rent - £150 pa

**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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 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?