



GRANARY COURT, GREAT DUNMOW

TO LET – £995 PCM

- AVAILABLE IMMEDIATELY
- UNFURNISHED
- 1 BEDROOM FIRST FLOOR APARTMENT
- LARGE LIVING ROOM DINER
- THREE PIECE FAMILY BATHROOM
- TELEPHONE ENTRY SYSTEM
- SOUTH FACING BAY WINDOW
- ALLOCATED PARKING SPACE
- VISITOR PARKING
- WALKING DISTANCE TO TOWN CENTRE

We are pleased to offer this 1 bedroom first floor apartment located within a 2 minute walk of Great Dunmow High Street. The property offers a large living room diner with a south facing bay window, kitchen, three-piece bathroom and a double bedroom. Externally, the property enjoys an allocated parking space, further visitor parking and manicured communal gardens.





With door opening into:

Entrance Hall

With ceiling lighting, smoke alarm, power point, fitted carpet, doors to rooms.

Living Room Diner – 14'7" x 13'1"

With large uPVC bay window to side, ceiling lighting, telephone entry point, wall mounted electric radiator, tv and power points, fitted carpet, door to;

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite affect rolled worksurfaces and tiled splashbacks. Window to front. Single bowl single drainer stainless sink unit, recess plumbing and power for washing machine, recess and power for fridge freezer, freestanding electric oven with four ring hob, ceiling lighting, extractor fan, array of power points, wood effect linoleum flooring, cupboard housing both hot and cold-water cylinders along with slated shelves.

Bedroom – 11'6" x 8'5"

With window to front, ceiling lighting, wall mounted electric radiator, wall mounted fuse board, power and telephone points, fitted carpet.

Family bathroom

Comprising a three piece suite of panel enclosed bath with twin taps and wall mounted electric shower, tiled surround with shower curtain, close coupled WC, pedestal wash hand basin with twin taps and tiled surround, ceiling lighting, extractor fan, wall mounted heater, tile effect flooring.

OUTSIDE

Externals

Externally the property enjoys a an allocated parking space and has manicured communal gardens with visitor parking and is just a short walk into Great Dunmow high street.

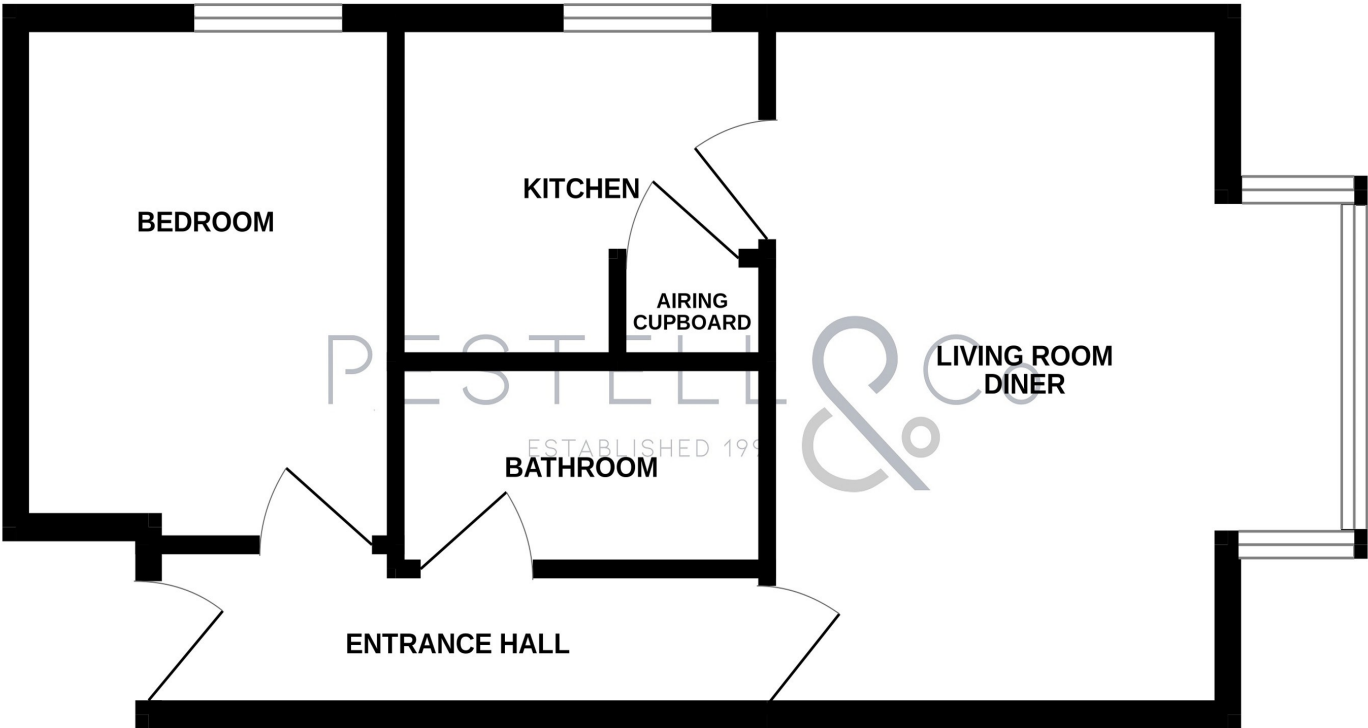


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



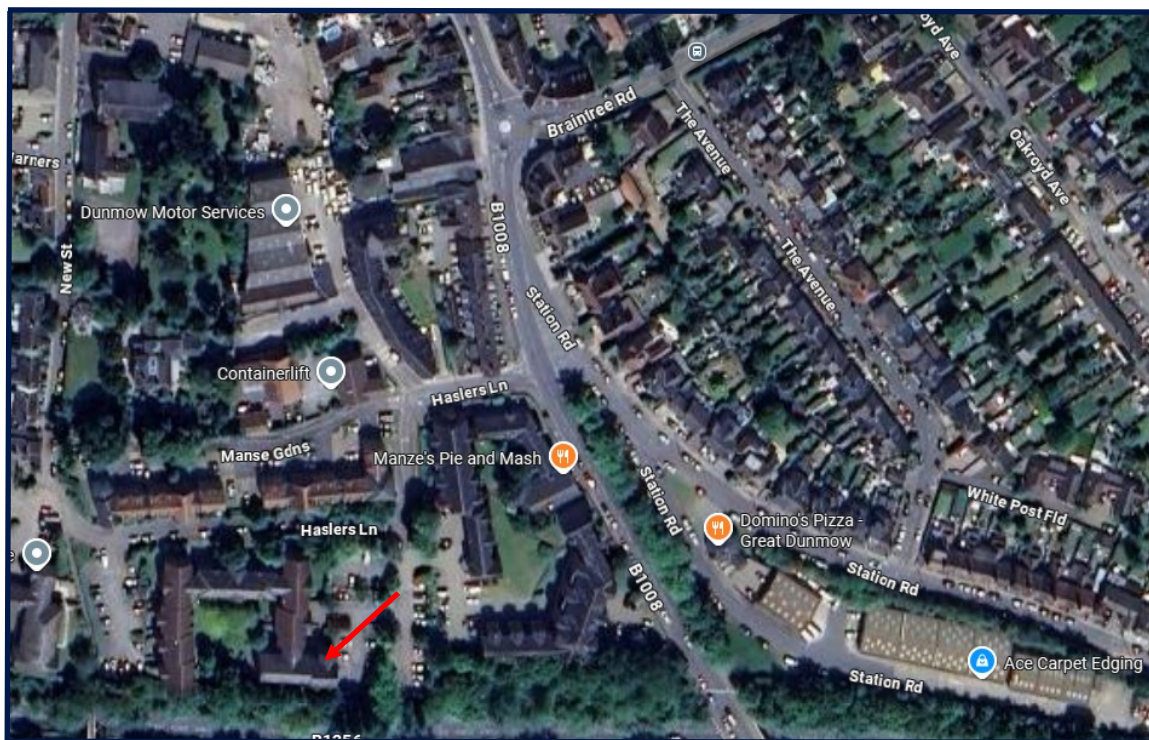
TOTAL FLOOR AREA : 402 sq.ft. (37.3 sq.m.) approx.

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

Granary Court is well located within a two minute walk of Great Dunmow's High Street. Great Dunmow offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The mainline railway station at Bishop's Stortford 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

3 Granary Court, Great Dunmow, Essex,
CM6 1BN

COUNCIL TAX BAND

Band B

SERVICES

Mains electricity and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 22/08/2025. 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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Do you have a commercial property to sell or let?

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