



FREE MARKET APPRAISAL
 We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES
 If you require a mortgage to purchase this or any other property we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS
 ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.

Whilst every care has been taken in the preparation of these sales particulars they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



Flat 3 Melville House, Braintree Road
 Dunmow

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Dunmow, CM6 1HS

Offered with NO ONWARD CHAIN a desirable apartment in a modern building at the heart of the town and within a very short distance of the local amenities. The apartment has well-proportioned 2-bedroom accommodation with the extra benefit of a private balcony perfect to sit out with a couple of chairs. There is an allocated parking space and a good range of shops, restaurants and cafes all within a short walk.

- 2 Good Bedrooms
- Electric Heating
- Allocated Parking
- Private Balcony
- Town Centre Location
- Double Glazing

£275,000



FIRST FLOOR

ENTRANCE HALL

KITCHEN/LIVING/DINING ROOM

20' 7" x 13' 0" (6.27m x 3.96m) Doors to:

BALCONY

6' 6" x 6' 6" (1.98m x 1.98m)

BEDROOM 1

13' 8" x 9' 0" (4.17m x 2.74m)

EN-SUITE SHOWER & WC

BEDROOM 2

13' 11" x 7' 9" (4.24m x 2.36m)

FAMILY BATHROOM

EXTERIOR

At the rear of the building is a parking area within which no. 3 has an allocated space.



COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Dunmow St Mary's Primary School & Helena Romanes School.



TENURE & SERVICE CHARGES

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). We understand the lease to have been created August 1st 2016 for a period of 125 years (117 years remaining).

Ground rent is understood to be £250 per year and a Service Charge (currently understood to be £1,694.00 per year and paid in two half-yearly installments) is revised on an annual basis. This covers buildings insurance, maintenance, utilities of the communal areas

and property management along with a percentage of the charge being put into a "Reserve Account".

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

