



2 CHELMSFORD HOUSE, CHELMSFORD ROAD

Dunmow, CM6 1EZ

£200,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Long Lease of 967 years
- Ground Floor with Patio Doors to the outside
- Replaced Double Glazing
- Short Walk into Town
- Desirable Block
- Ideally Suit a Mature Client
- Investment Potential
- Separate Kitchen Area





Property Description

THE PROPERTY

Ground floor spacious one bedroom apartment located within this sought after block with a gated entrance. Benefitting from allocated parking, double glazed windows and a short walk into the town centre. Long lease of 967 years.

THE LOCATION

This property is ideally situated moments from the High Street so convenient for all the facilities.

Within easy reach of all the facilities that this thriving market town offers.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted.

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

COMMUNAL ENTRANCE DOOR

leading to the apartment

ENTRANCE HALL

KITCHEN

3.75m (12'4") max x 1.88m (6'2")

LOUNGE/DINER

4.72m (15'6") x 3.43m (11'3")

BEDROOM 1

3.75m (12'4") x 3.15m (10'4")

BATHROOM

COMMUNAL GARDENS AND PARKING

The property benefits from some communal grassed areas and allocated parking for one car.

TENURE

We understand from the vendor that the lease remaining is 967 years and the service charge is £1090 per year with no ground rent. All details should be clarified by a lawyer before committing to purchase.

PROPERTY INFORMATION

Leasehold.

Council Tax Band B

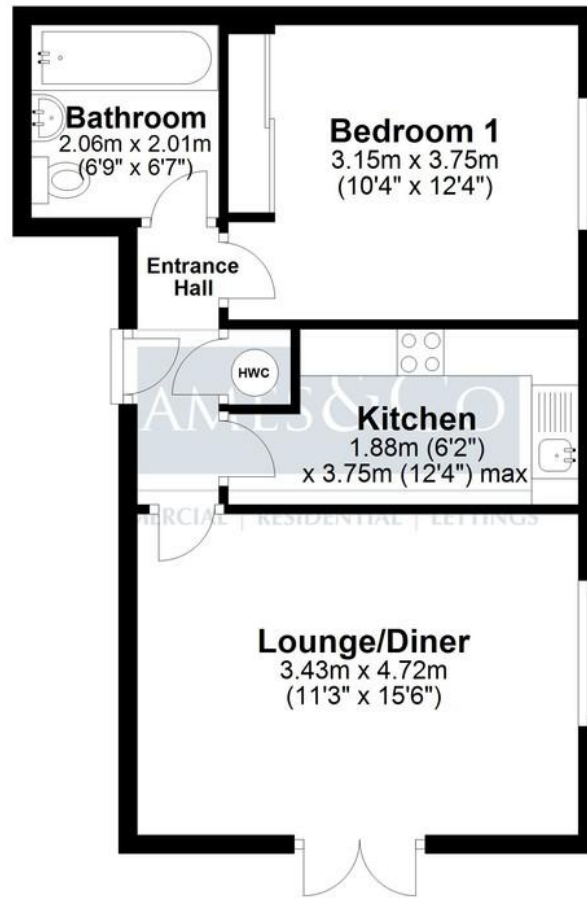
EPC D

Electric Heating



Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 43.2 sq. metres (465.5 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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