



## 16 MANSE GARDENS

Dunmow, CM6 1BL

O.I.E.O. £180,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- First Floor Apartment
- Two Bedrooms
- Lounge/Diner
- Separate Kitchen Area
- Two Allocated Parking Spaces
- Sought After Block
- Town Centre Location
- Secure Communal Area





## Property Description

### THE PROPERTY

Well presented two bedroom first floor apartment benefitting from two parking spaces. The apartment is situated within a sought after block within the town centre. Perfect first time purchase.

### THE LOCATION

Manse Gardens is a popular apartment block around 18 years old and would ideally suit a first time buyer or investor benefitting from two parking spaces.

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.

### SECURE COMMUNAL HALLWAY

with stairs to the first floor ;

### ENTRANCE HALL

### LOUNGE/DINER

4.56m (15') x 4.08m (13'5")

### KITCHEN

2.54m (8'4") x 2.21m (7'3")

### BEDROOM 1

3.56m (11'8") x 3.02m (9'11")

### BEDROOM 2

3.34m (10'11") x 2.21m (7'3")

### BATHROOM

### OUTSIDE

The property benefits from communal garden areas and



TWO parking spaces.

### TENURE AND PROPERTY INFO

Leasehold.

Around 100 years remaining on the lease. We understand that the service charge is around £1600 pa and the ground rent is around £270 pa. All details will need to be clarified by a purchaser and their lawyer before committing to purchase.

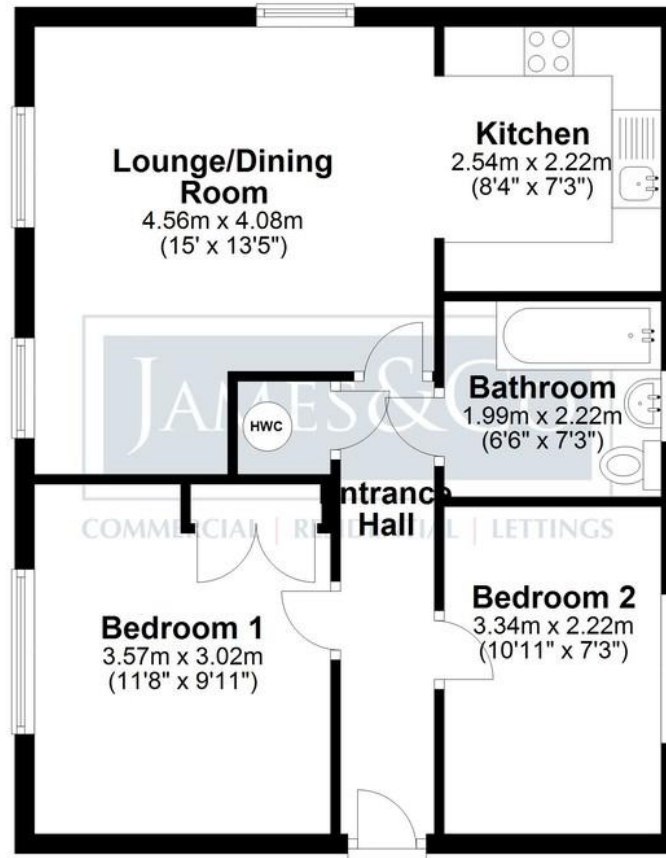
Council Tax Band C.

EPC - C



## First Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 52.3 sq. metres (562.8 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 C

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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