



## 26 MAYNARD HOUSE, DUNMOW ROAD

Great Easton, Dunmow, CM6 2DL

£300,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Prestigious Retirement Village
- Lift
- Communal Grounds of Approximately 6.5 acres
- Residents Bar and Lounge/Dining Area
- Penthouse Apartment
- High Specification
- Three Bedrooms
- No Onward Chain





## Property Description

### THE PROPERTY

Superb Executive PENTHOUSE RETIREMENT APARTMENT.  
This spacious apartment situated within this up-market and desirable retirement complex with the benefit of a lovely setting within stunning communal gardens.

### PROPERTY INFORMATION

Service Charge: £8,125 per annum

Ground Rent: £300 per annum

Council Tax: £1,884 per annum (Tax Band C)

Lease Length: 113 years remaining

EPC - B

Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a maximum of 10% of the re-sale price of the property when it

is re-sold.





## 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 are 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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