



## 7 WEAVERS CLOSE

Dunmow, CM6 1FR

OFFERS OVER £190,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Two Bedrooms
- Top Floor (Second Floor) Apartment
- Double Glazed
- Ideal First Time Buyer Purchase
- Good Sized Living/Diner
- Fitted Kitchen
- Allocated parking
- Ideal Buy To Let





## Property Description

### THE PROPERTY

Two bedroom apartment situated on the second floor of this popular apartment block within the heart of the town centre. Offered chain free.

### 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.

### PROPERTY INFORMATION

Leasehold

We understand from the vendor that the service charge is circa £1800 p.a. the ground rent is £305 p.a. and there are 108 years left on the lease. Please ask your lawyer to confirm these details prior to purchase.

Council Tax Band – B

EPC – B

Gas heating.

### ENTRANCE HALL

### LIVING/DINING ROOM

17' 7" x 10' 0" (5.36m x 3.07m)

max

### KITCHEN

8' 0" x 7' 8" (2.46m x 2.36m)

### BEDROOM 1

10' 9" x 7' 3" (3.30m x 2.21m)

max



## BEDROOM 2

10' 9" x 6' 3" (3.28m x 1.91m)

max

## BATHROOM

## ALLOCATED PARKING

Parking for one car (bay 21)



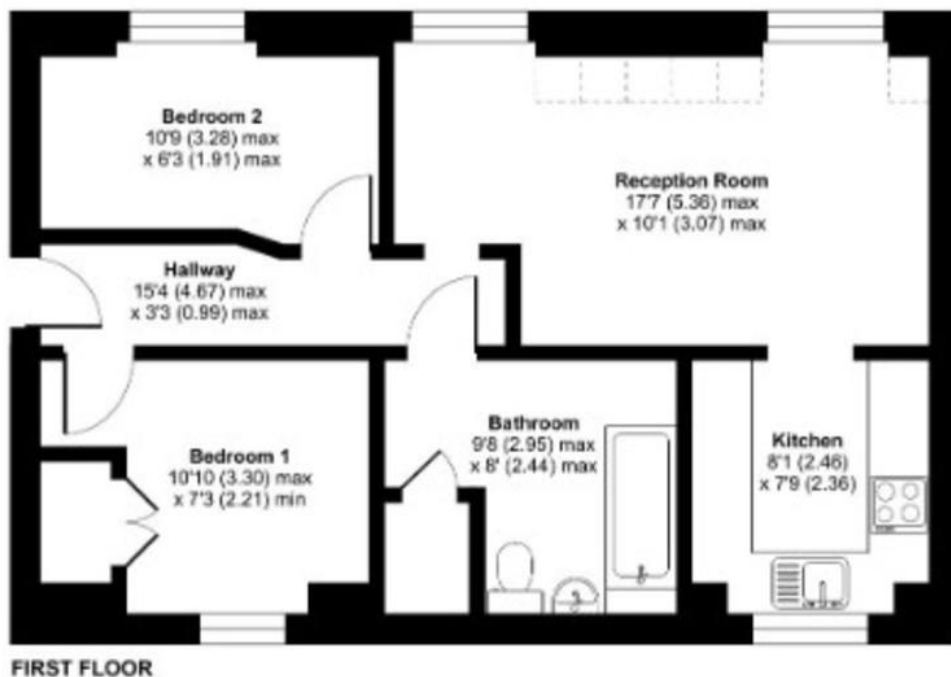




## WEAVERS CLOSE, DUNMOW, ESSEX, CM6

Approximate Area = 528 sq ft / 49 sq m  
Limited Use Area(s) = 13 sq ft / 1.3 sq m  
Total = 541 sq ft / 50.3 sq m  
For identification only - Not to scale

Denotes restricted  
head height



### 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.

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