



19 MAYNARD HOUSE, DUNMOW ROAD

Great Easton, Dunmow, CM6 2DL

£310,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- ** OPEN DAY 26th MARCH 10am -2PM
- ** A great opportunity to meet the staff and enjoy coffee and cakes
- LARGE DOUBLE BEDROOM
- 1 BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ON SITE RESTAURANT AND LIBRARY
- LARGE LIVING ROOM DINER
- EN-SUITE TO BEDROOM
- 24HR EMERGENCY SERVICE





Property Description

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A spacious one double bedroom first floor retirement apartment for the over 55's. This apartment boasts a large living room diner, kitchen breakfast room, a double bedroom and a jack and jill bathroom. Externally the property enjoys beautifully landscaped gardens, an on site restaurant and library, a croquet lawn and ornamental lakeside walks. Viewing of this property is highly recommended.

With oak fire door opening into:

Entrance Hall With ceiling lighting, smoke detector, telephone entry system, two large built-in storage cupboards

containing a wall mounted boiler, wall mounted fuse board, hanging rail and shelving, fitted carpet, and doors to rooms:

Living Room Diner 21' 9" x 15' 8" (6.63m x 4.78m) With ceiling lighting, windows overlooking beautiful communal gardens and ornamental lake, TV, telephone and power points, wall mounted radiator, fitted carpet and opening through to:

Kitchen Breakfast Room 10' 9" x 9' 2" (3.28m x 2.79m) Comprising an array of eye and base level cupboards and drawers, complimentary rolled work surfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated NEFF electric hob with extractor over and splash back, integrated NEFF electric oven, integrated fridge freezer, integrated dishwasher, insert ceiling down lighting, lino effect flooring

and an array of power points.

Bedroom 12' 6" x 12' 2" (3.81m x 3.71m) With window overlooking beautiful communal gardens and ornamental lake, fitted double wardrobe with hanging rail and shelving, emergency pull cord to 24 hour assistance, ceiling lighting, fitted carpet, telephone and power points and door opening to:

Jack & Jill Bathroom Comprising of four piece suite of panel enclosed bath (with assisted bath lift) with mixer tap, shower attachment over and half tiled surround, close coupled w.c. with integrated flush, vanity mounted wash hand basin with mixer tap and cupboard storage under, a fully tiled and glazed shower cubicle, extractor fan, emergency pull cord to 24 hour assistance, insert ceiling down lighting and lino

effect flooring.

Externals The property is located within beautifully landscaped gardens and grounds boasting an ornamental lakeside walk, croquet lawn and fantastic views of the countryside beyond.

Location Maynard House is situated close to Great Easton Village and a short drive from the market town of Great Dunmow offering all your day to day needs, public houses and restaurant's. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

PROPERTY INFORMATION Service Charge: £8,125 per annum

Ground Rent: £300 per annum

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

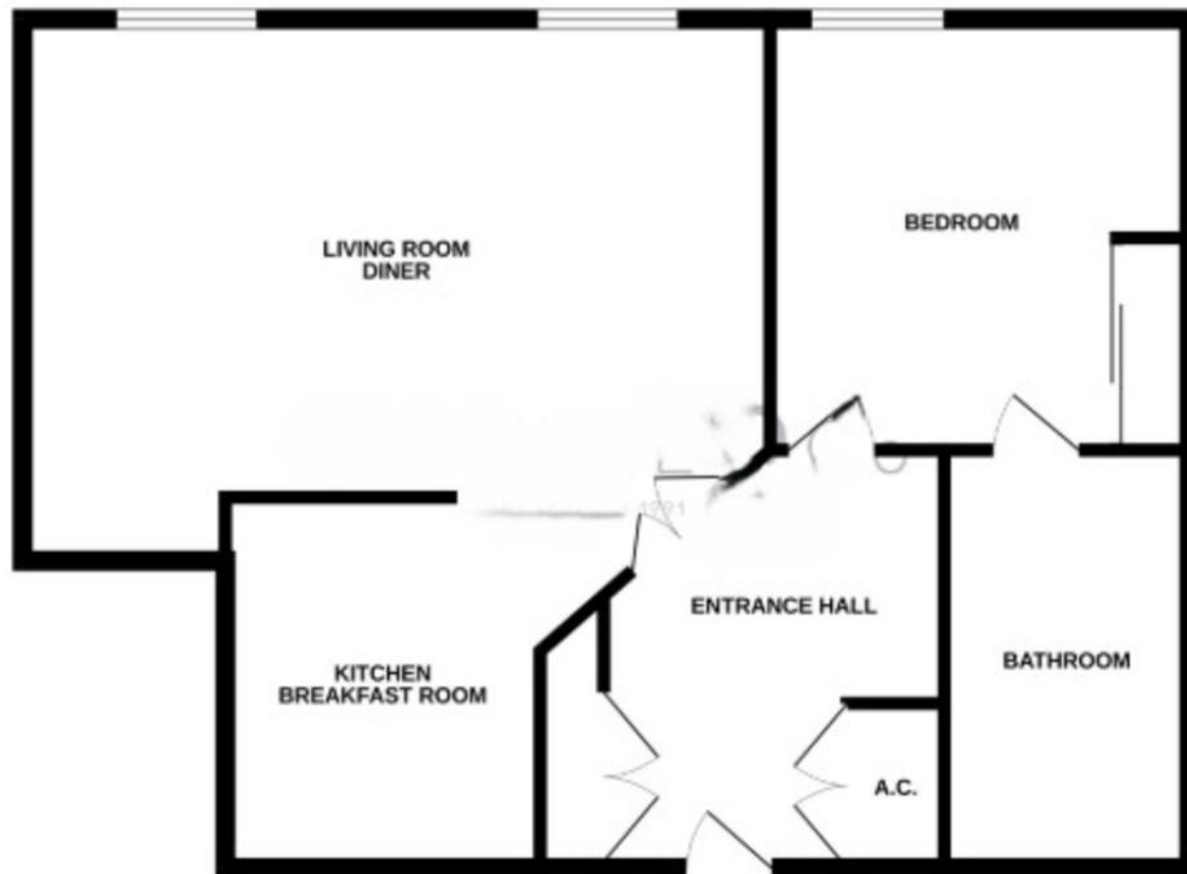
Lease Length: 113 years remaining

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.



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



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 | 83 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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