



CROFT COURT, GREAT DUNMOW

GUIDE PRICE – £95,000

- NO ONWARD CHAIN
- 1 DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- LIFT ACCESS TO APARTMENT
- LARGE LIVING ROOM DINER
- KITCHEN
- BUILT-IN WARDROBE TO BEDROOM
- TELEPHONE ENTRY SYSTEM
- EMERGENCY PULL-DOWN CORDS
- COMMUNAL GARDENS & FEATURE POND
- WALKING DISTANCE TO GREAT DUNMOW TOWN CENTRE

We are pleased to offer this one double bedroom 1st floor retirement apartment in Croft Court, Great Dunmow which accommodates a variety of features including a pop-up entertainment room, gentle exercise groups, pet therapy etc. This apartment offers a large living & dining room, a kitchen, principal bedroom with built-in double wardrobe and a three piece bathroom suite. Externally, the property enjoys beautiful communal gardens with feature trees, seating areas and pond, and is within easy walking distance to Dunmow's High Street.





With door opening into:

Entrance Hall

With ceiling lighting, smoke alarm, wall mounted electric radiator, power point, fitted carpet, airing cupboard housing hot water and cold water cylinders, slatted shelving, wall mounted fuseboard and electric meters and light, doors to rooms.

Living Room Diner 17'6" x 10'7"

With large pitcher window to front, wall mounted lighting, TV telephone and power points, wall mounted radiator, feature fireplace with ornate surround and stone hearth, electric free-standing burner, fitted carpet, archway through to:

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary beech effect worksurface, full-tiled surround, single bowl single drainer stainless steel sink unit with mixer tap, recess for washing machine, recess and power for fridge freezer, wall mounted lighting, array of power points and linoleum flooring.

Bedroom – 14'2" x 8'8"

With large window to front, wall mounted lighting, TV and power points, built-in double wardrobe, wall mounted electric radiator, fitted carpet.

Bathroom

Comprising a close coupled WC, vanity mounted wash hand basin with twin taps, easy access bath with twin tap, wall mounted triton shower over, wall mounted lighting, extractor fan, heater, chromium heated towel rail, linoleum flooring.

OUTSIDE

Externals

Externally, the property enjoys beautiful communal gardens boasting feature trees, seating areas and a pond. Croft Court is within easy walking distance to Dunmow's High Street. Via separate arrangement with the house manager, there is communal visitors parking available.



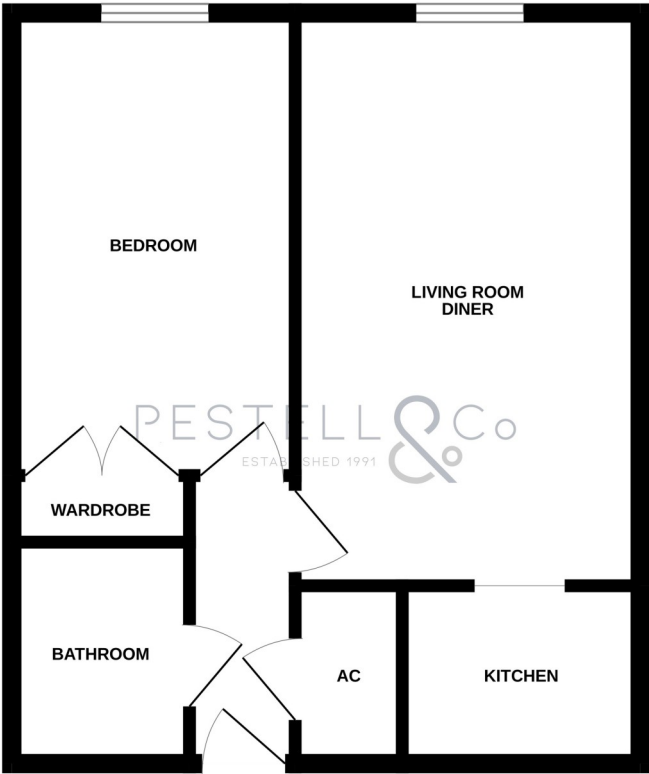
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

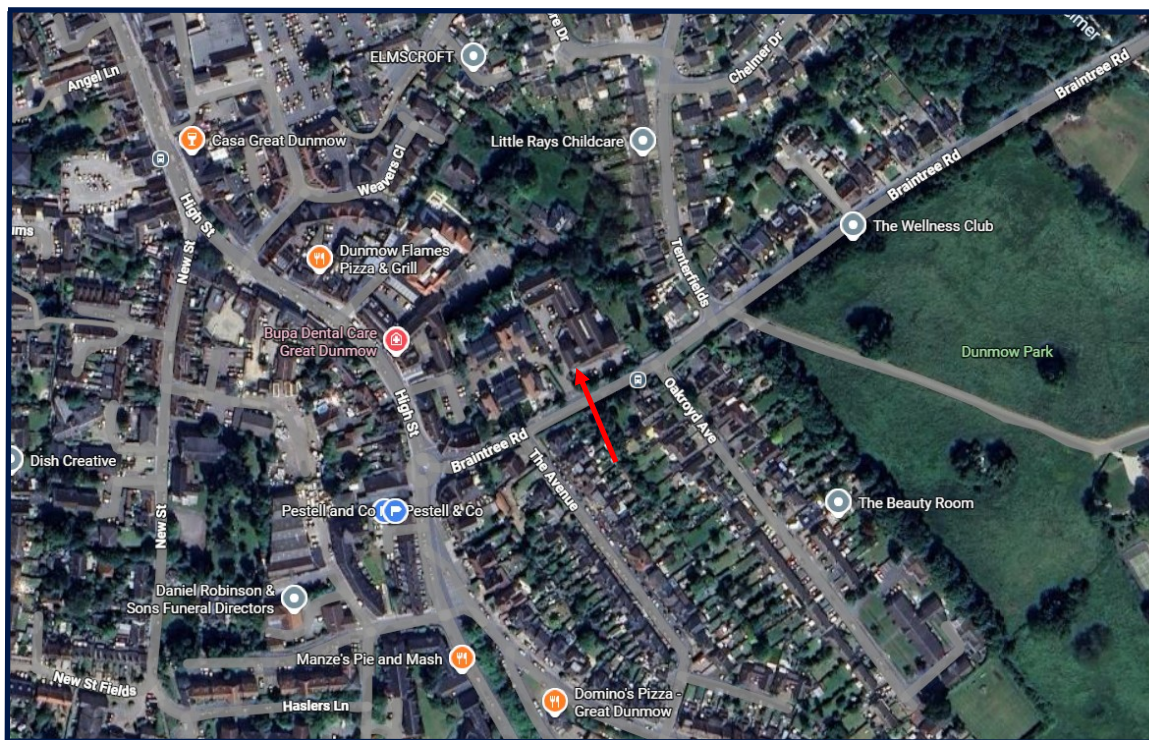


TOTAL FLOOR AREA : 442 sq.ft. (41.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Croft Court is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Hasler's Place is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

6 Croft Court, Braintree Road, Great Dunmow,
Essex, CM6 1HR

COUNCIL TAX BAND

Band C

SERVICES

Mains electricity and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, Essex CB11 4ER

LEASE REMAINING - 87 years

SERVICE CHARGE - £6,087pa

GROUND RENT - £491 pa

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 10/03/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?