7 ALTURA PLACE, STORTFORD ROAD

Dunmow, CM6 1DA

£305,000

- Modern Apartments
- Inspired by the ART DECO ERA
- Central Position within the Town
- First Floor - Two Bedrooms
- En-Suite to Master
- Underfloor Gas Heating - Lift Access
- Secure Underground Car Park
- Quality Kitchen with AEG Appliances

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Property Description

THE PROPERTY

PRESTIGIOUS LUXURY LIVING - INSPIRED BY THE ART DECO ERA - CENTRAL POSITION - INCREDIBLE ATTENTION TO DETAIL. These unique properties offer exceptional contemporary living, this two bedroom, two bathroom apartment is situated on the first floor with lift access and benefits from secure underground parking.

Leasehold
EPC B
Council Tax band C
Underfloor Gas Heating

THE LOCATION

Great Dunmow is a historic market town and Civil Parish in the Uttlesford district of Essex. It is situated on the north of the A120 road, midway between Bishop's Stortford and Braintree, 6 miles east of London Stansted Airport.

With a healthy selection of independent retailers offering a varied choice in its engaging High Street, a Tesco superstore on the outskirts, the town is well provided with everyday requirements.

Well situated for the commuter by road with the A120 connecting with the M11, and by rail with Stansted and Bishop's Stortford stations providing regular service to London Liverpool Street in approximately 45 minutes.

Altura Place is located by Talberds Ley, which is the site of the 'four-yearly' ritual of the "Flitch Trials", dating back to the 14th Century, in which couples must convince a jury of six local batchelors and six local maidens that, for a year and a day, they have have never wished themselves unwed. If successful, the couple are paraded along the High Street and receive a flitch of bacon.

With beautiful countryside surrounding the town, there are many lovely walks and trials to explore, whether on foot or by bicycle.

Hatfield Forest National Trust is just 7 miles away and is home to over 3500 species of wildlife.

SPECIFICATION

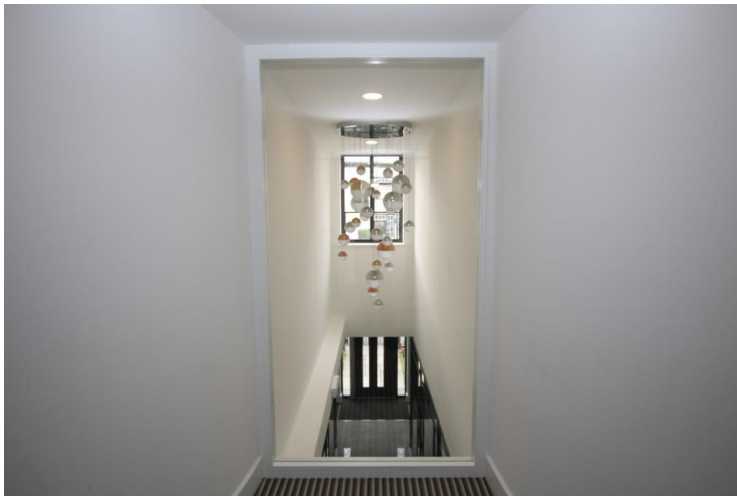
• Energy Efficient & Thermostatically Controlled Underfloor Heating and 'A' Rated Boiler to Minimise Gas Usage
• Double Glazed PVCU Windows & Bi-Fold Doors (Apt 9 & 10) Providing a High Level of Thermal Insulation and Reduced Heat Loss
• 'A' Rated Kitchen Appliances to Reduce Water and Energy Usage
• Dual Flush Mechanisms to Toilets to Reduce Water Usage
• Provision of Recycling Bins to Kitchen Cupboards to Encourage Responsible Recycling
• Provision of Cycle Storage to Allow Alternative to Driving
• Provision of Dual Plug Points for Every Parking Space to Encourage Electric Transport to Include Car Charging, E-bike Charging and Escooter Charging
• High Levels of Insulation within Roof and External Wall Cavities to Limit Heat Loss in the Winter and Reduce Heat Gain in the Summer
• Motion Sensors to All Internal Lighting and Dusk to Dawn Sensors to External Lighting to Reduce Electricity Usage
• Secure – Allocated Parking
• Landscaped Communal Gardens
• Secure Entrance Front and Rear
• Outside Water Tap – Communal
• Outside Bin Store – Communal

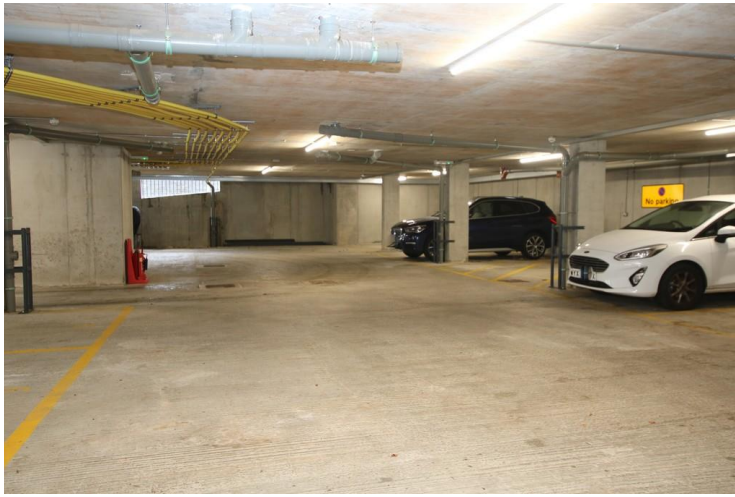
SECURITY

Motion Sensor Lighting to Communal Hallways & Car Park and Dusk to Dawn Exterior Safety Lighting to Front and Rear Entrances
• Multi-Point High Security Locking Systems to Apartment Front Doors
• Security Coded Front and Rear Entrances with Car Park Control
• 8ft High Security Fencing (Rear) with Trellis
• Installation of smoke detectors and fire alarm each apartment and all communal areas, including car park

MEDIA COMMUNICATION

• Dual TV/FM/Broadband Sockets in Lounge, All Bedrooms and Studies
• BT High Fibre Superfast Broadband to support telephony and Broadband Services.
• USB Ports in Kitchen/Lounge/Bedrooms
• Free Choice of Communications Provider





HEATING LIGHTING & INTERNAL FINISH

Lift Access to all Floors

• Solid Internal Doors for Better Sound & Thermal Insulation

• Integrated Floor Mats to Apartment Main Entrances

• Recessed Downlights in Corridors and Hallways, Kitchens, Family & En-suite Bathrooms

• Underfloor Gas Fired Wet Heating System Throughout

• Ceramic Floor Tiling to all Bathrooms

ENTRANCE HALL

Entrance via solid timber fire door, French Oak laminate flooring, underfloor heating, video intercom and security system, access to airing cupboard, inset spotlights, CAT 6 ethernet, various power points. Doors to: Principal Bedroom, Bedroom Two, Family Bathroom, and Kitchen / Living Area.

KITCHEN/FAMILY AREA

7.3m x 4.5m (23'11" x 14'9") - Panoramic UPVC double glazed window to front aspect, frosted double glazed UPVC window to side aspect, various base and eye level units with quartz worksurfaces over and quartz splashback tiling, inset ceramic Belfast sink with stainless steel mixer tap, four ring induction AEG hob with extractor fan over, integrated AEG microwave/grill and pyrolytic oven, integrated AEG fridge/freezer, integrated AEG washer/dryer, integrated drinks fridge, French Oak wood laminate flooring, access to utility cupboard, access to cupboarded gas boiler, TV point, CAT 6 ethernet, inset spotlights, various power points.

BEDROOM 1

4.0m x 3.4m (13'1" x 11'1") - Double glazed UPVC windows to front aspect, carpeted flooring, TV point, CAT 6 ethernet, inset spotlights, various power points. Door to:

EN SUITE

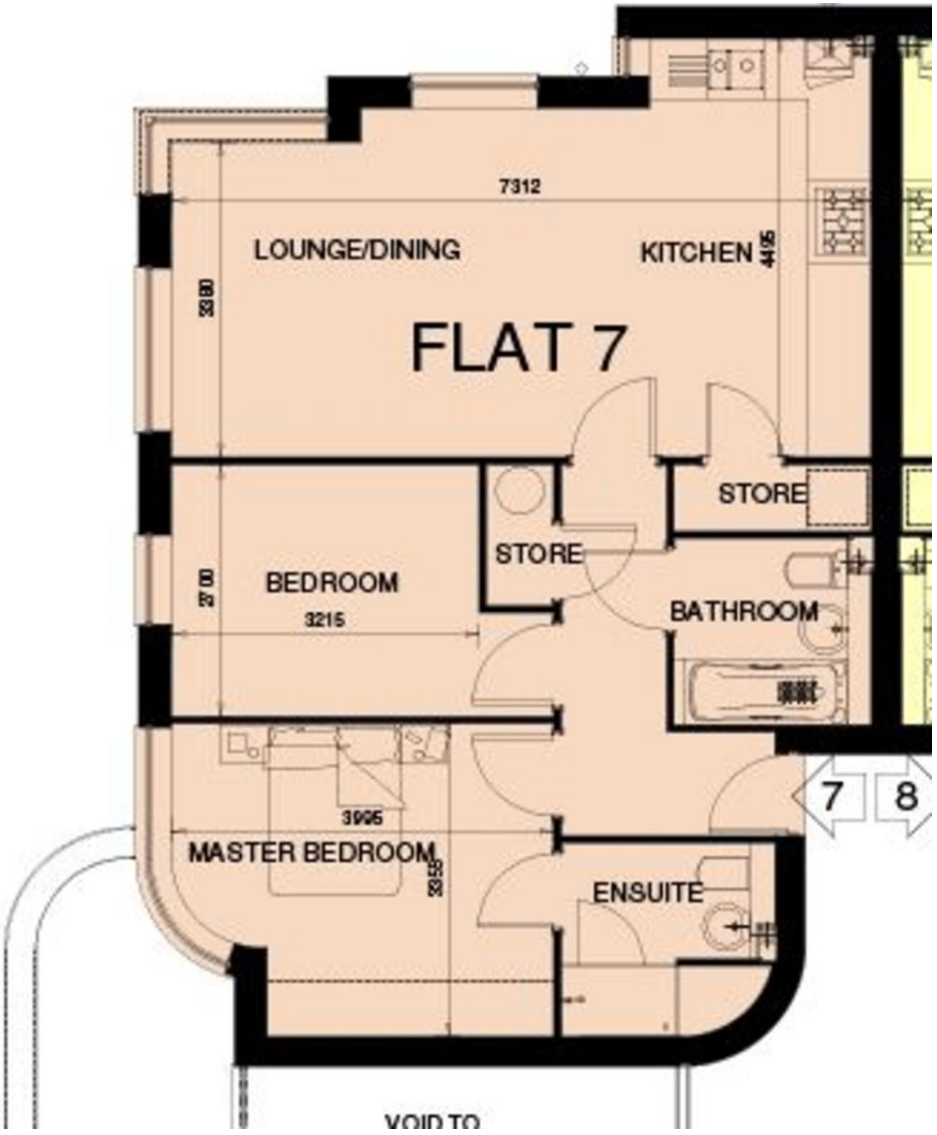
Three-piece suite comprising: wall mounted low-level WC, wash hand basin with mixer tap and floating vanity unit, and ceramic tile enclosed shower with sliding glass door, rainfall shower and integrated shelving unit; ceramic tiled flooring, partly tiled walls, shaver port, wall mounted heated mirror, wall mounted heated towel rail, extractor fan, access to integrated storage, inset spotlights.

BEDROOM 2

4.0m x 2.6m (13'1" x 8'6") - Double glazed UPVC window to front aspect, carpeted flooring, TV point, inset spotlights, various power points.

FAMILY BATHROOM

Three-piece suite comprising: wall mounted low-level WC, wash hand basin with mixer tap and floating vanity unit, and



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

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