



ALTURA PLACE, GREAT DUNMOW

PRICE – £1,400 PCM

- AN AMAZINGLY PRESENTED 1 BEDROOM FIRST FLOOR FLAT
- AVAILABLE IMMEDIATELY
- DEPOSIT OF £1,615
- ZONAL UNDERFLOOR HEATING
- OPEN PLAN KITCHEN, DINING AND LIVING ROOM
- LARGE BALCONY
- BEDROOM ENJOYING A BUILT-IN DOUBLE WARDROBE
- HOME OFFICE
- SECURITY GATED ENTRANCE
- ALLOCATED PARKING SPACE AND COMMUNAL GREEN

We are delighted to offer this amazingly presented first floor flat to let in the locally renowned Altura Place building, which is situated behind security gates. This property enjoys zonal underfloor heating throughout, a spacious open plan living, kitchen and dining room with integrated appliances, French doors to large balcony, bedroom with built-in double wardrobe, home office and a four piece bathroom. Externally, the property benefits from an allocated parking space, communal grounds and is ideally a short walk to the Town Centre.





With walnut front door opening into:

Entrance Hall

With video entry system, zonal underfloor heating, inset ceiling downlighting, fitted carpet, telephone and power points, 2 storage cupboards (one housing fuseboard, TV and internet connections. The other housing hot water cylinder and shelving), doors to rooms.

Open Plan Living, Kitchen & Dining - 29'6" x 12'2"

With inset ceiling downlighting, zonal underfloor heating, windows to both side aspects, further French doors leading out to balcony. Kitchen area comprising an array of eye and base level cupboards and drawers with complimentary stone worksurface and splashback, undercounter butler sink with mixer tap over and worksurface integrated drainer, integrated fridge freezer, integrated oven, integrated microwave, integrated dishwasher, integrated washer dryer, 4-ring electric hob with extractor fan above, integrated wine cooler, counter display lighting, tiled flooring with living area enjoying fitted carpet, TV and power points.

Balcony - 29'6" x 8'2"

Laid to composite decking with obscure glazing on 3 aspects, outside lighting and water point, treeline views.

Bedroom 1 – 9'7" x 9'3"

With window to side, inset ceiling downlighting, zonal underfloor heating, built-in double wardrobe with sliding doors, hanging rail and shelving within, TV point and power points, fitted carpet.

Home Office – 7'7" x 6'2"

With a glazed aspect to side, zonal underfloor heating, inset ceiling downlighting, power points, fitted carpet.

Bathroom

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, fully tiled and glazed shower cubicle with integrated twin head shower, inset ceiling downlighting, extractor fan, zonal underfloor heating, wall mounted chromium heated towel rail, electric shaving point, obscure window to side, tiled flooring.

OUTSIDE

Externals

Externally the property is situated behind security gates, slope leading to under croft gated parking where the property enjoys an allocated parking space, communal grounds with bin store and ideally a short walk to the Town Centre.



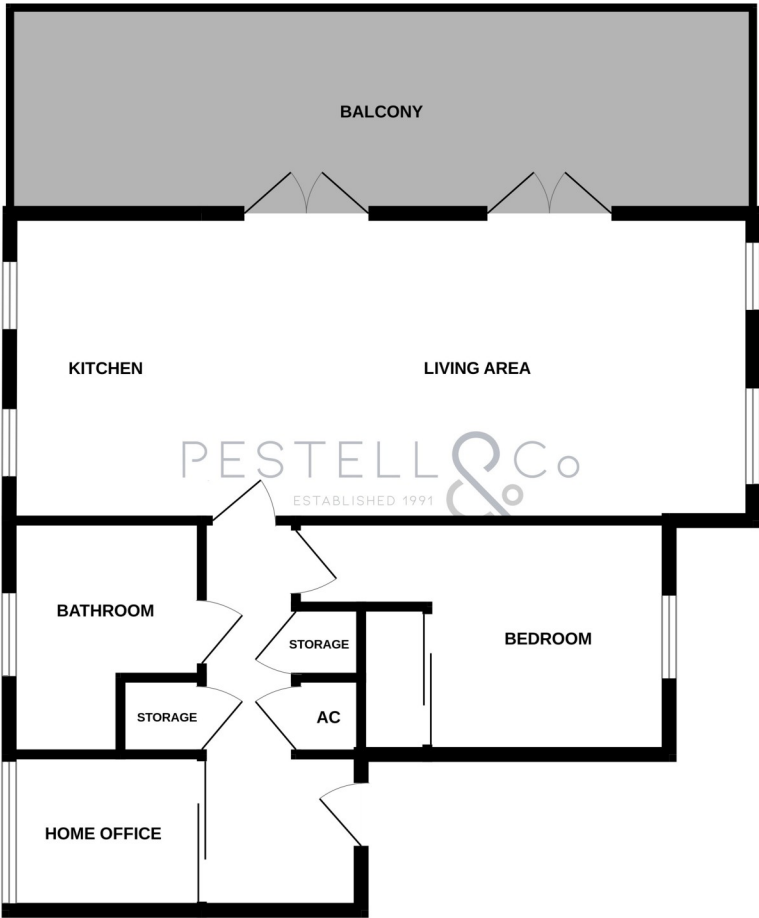
DETAILS

EPC

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

FLOOR PLAN

1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.

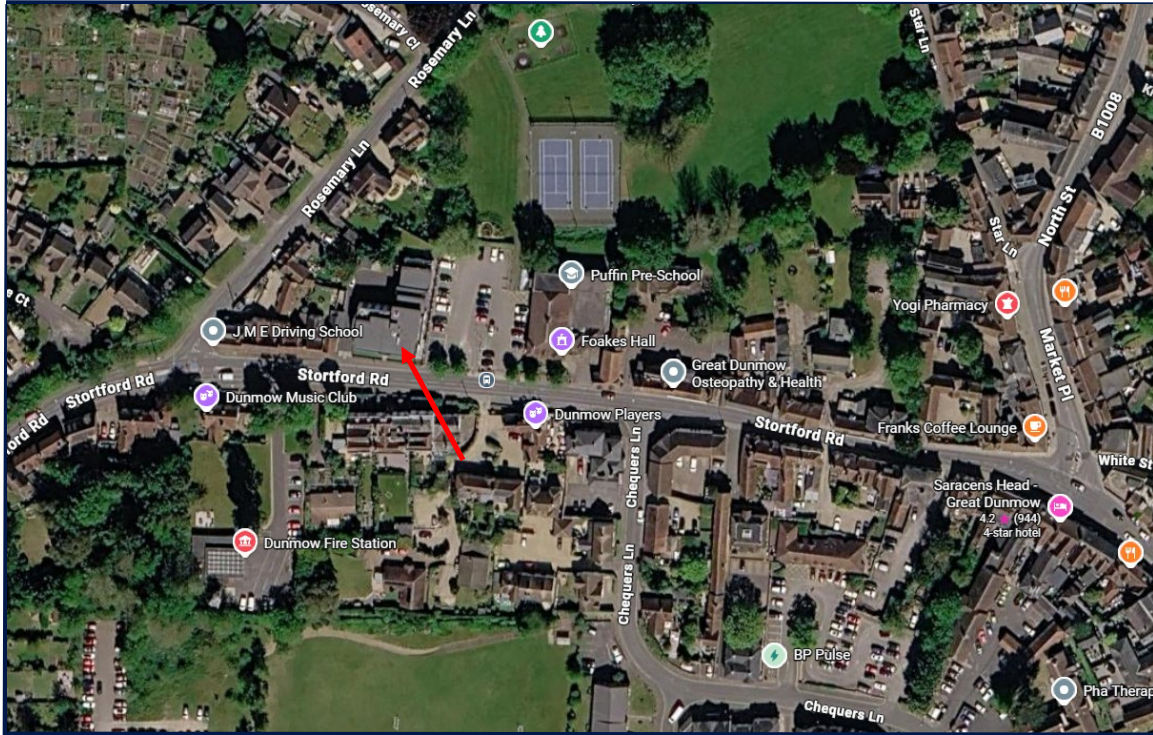


TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

Altura Place is located within Great Dunmow town centre, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities within walking distance. High Street, Great Dunmow 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

12 Altura Place, Stortford Road, Great Dunmow,
Essex, CM6 1DA

COUNCIL TAX BAND

Band C

SERVICES

Zonal underfloor heating, 500mb full fibre
broadband

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 10/07/2026. 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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