



## FITZWALTER PLACE, GREAT DUNMOW

GUIDE PRICE – £182,000

- 1 DOUBLE BEDROOM FIRST FLOOR APARTMENT
- REWIRED & REPLUMBED THROUGHOUT
- LARGE LIVING, KITCHEN & DINING ROOM
- KITCHEN WITH SOLID OAK WORKSURFACES
- BALCONY TO FRONT
- BUILT-IN WARDROBE TO BEDROOM
- SHOWER ROOM WITH UNDERFLOOR HEATING
- 1 UNDER CROFT PARKING SPACE
- COMMUNAL GREEN
- WALKING DISTANCE TO GREAT DUNMOW TOWN CENTRE

We are pleased to offer this well-presented 1 double bedroom first floor apartment which boasts a large living room diner with door to balcony, kitchen with solid oak work surfaces, a double bedroom with a built-in 4-door mirrored wardrobe and a shower room. This apartment has ideally been rewired, replumbed and has had recently installed uPVC windows. Externally, the property benefits from an under croft allocated parking space and well-manicured communal grounds, all within walking distance of Great Dunmow High Street.





With timber front door opening into:

### **Entrance Hall**

With inset ceiling downlighting, wall mounted electric storage heater, power points, access to loft, wood effect laminate flooring, doors to rooms.

### **Living Room Diner 15'10" x 12'0"**

With windows to both side and rear aspects, inset ceiling downlighting, two wall mounted storage heaters, TV and power points, wood effect laminate flooring, glazed door to south-facing balcony with wrought iron railings, outside lighting can also be found.

### **Open Plan Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary solid oak block worksurface, tiled splashback, twin stainless steel under sunk sink unit with mixer tap over, 5-ring induction electric hob with contemporary extractor fan above and oven beneath, recess power and plumbing for both dishwasher and fridge freezer, inset ceiling downlighting, undercounter display lighting, further pendant lighting to the breakfast bar, array of power points, wood effect laminate flooring.

### **Bedroom – 11'5" x 9'2"**

With inset ceiling downlighting, window to balcony and south-facing aspect beyond, built-in 4-door mirrored wardrobe with shelving and hanging rails within, wall mounted electric radiator, Tv and power points, wood effect laminate flooring.

### **Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, low level WC with integrated flush, contemporary wash hand basin with mixer tap, large feature vanity mirror, full-tiled surround, electric shaving point, wall mounted chromium heated towel rail, underfloor heating, tiled flooring, recess power and plumbing for washing machine and additional storage.

# OUTSIDE

## Externals

The property benefits from an undercroft allocated parking space along with the well-manicured communal grounds, whilst being within walking distance to Great Dunmow's High Street.

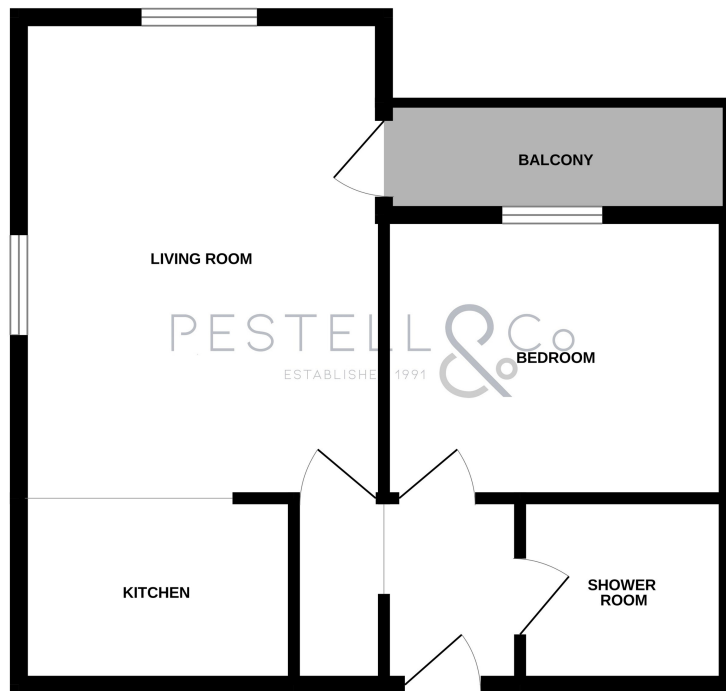


# DETAILS

EPC

TO FOLLOW

FLOOR PLAN



TOTAL FLOOR AREA : 438 sq.ft. (40.7 sq.m.) approx.

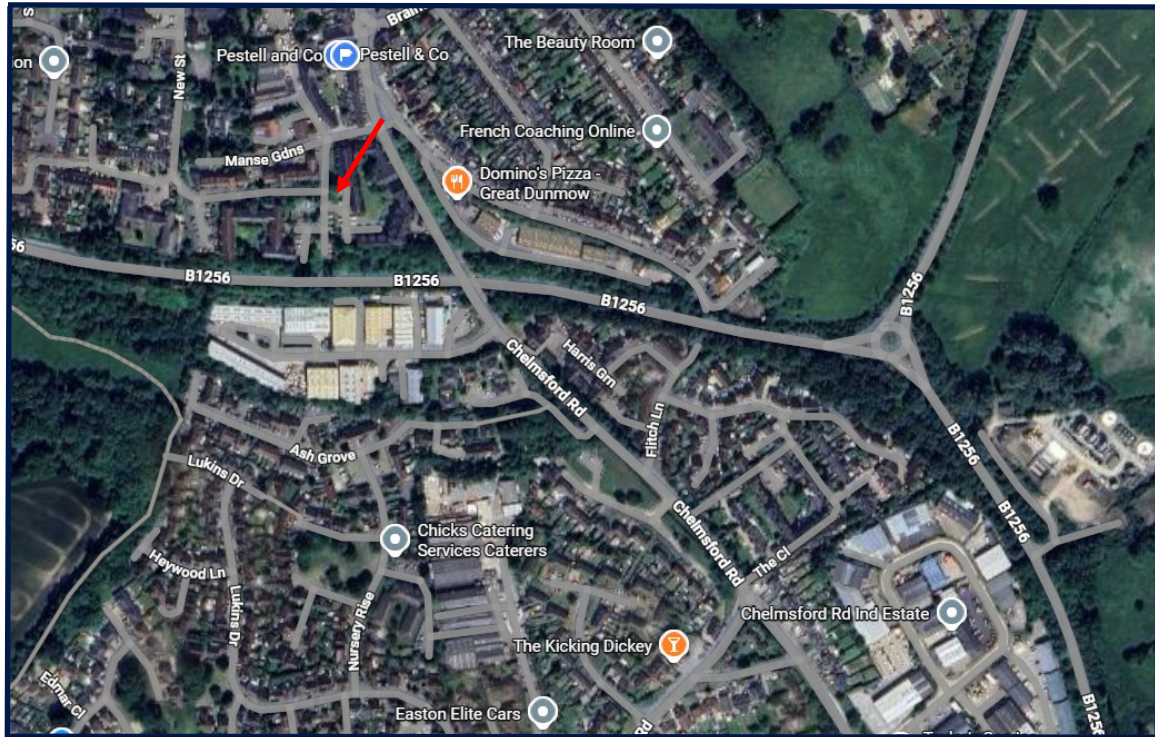
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Fitzwalter Place, Chelmsford Road is extremely well located within walking distance to the popular market town of Great Dunmow offering restaurants, shops, boutiques, schooling and recreational facilities. 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.

## DIRECTIONS



## FULL PROPERTY ADDRESS

19 Fitzwalter Place, Chelmsford Road, Great Dunmow, Essex, CM6 1HB

## COUNCIL TAX BAND

Band B

## SERVICES

Electric heating throughout, mains drainage and water

## LOCAL AUTHORITY

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

LEASE REMAINING - 88 yrs

SERVICE CHARGE - £2189.87

GROUND RENT - £285.60

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 06/05/2026. 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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