





FLAT 4, GABRIEL HOUSE, HIGH STREET

Dunmow, CM6 1AE

£220,000

- Two Double Bedrooms
- Balcony
- Central Town Location
- Secure Gated Parking
- No Onward Chain
- Second Floor
- Sought After Development
- Bathroom

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Property Description

THE PROPERTY

Luxury two bedroom second floor apartment centrally located within the town centre having the benefit of a BALCONY and SECURE GATED PARKING. Offered chain free.

Leasehold
Council Tax band C
EPC B
Service Charge - approximately £2500 p.a. Ground Rent £175 p.a.
Gas Boiler around 2 years old

THE LOCATION

Great Dunmow is an ancient Flitch town and is particularly a popular location with commuters, situated between Bishop's Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent School (within 13 miles) Bishop's Stortford College (10.6 miles), two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded shops.

Bishop's Stortford – 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford – 14.7 miles, Stansted Airport – 7.7 miles. (Distances and times are approximate).

SECOND FLOOR

ENTRANCE HALL

SHOWER ROOM

LOUNGE/DINER

15' 3" x 13' 9" (4.67m x 4.21m)

BALCONY

15' 3" x 4' 9" (4.67m x 1.45m)

KITCHEN

9' 3" x 8' 10" (2.82m x 2.71m)

BEDROOM 1

14' 3" x 10' 2" (4.35m x 3.12m)

BEDROOM 2

11' 11" x 9' 1" (3.65m x 2.77m)

SECURE GATED PARKING FOR ONE CAR








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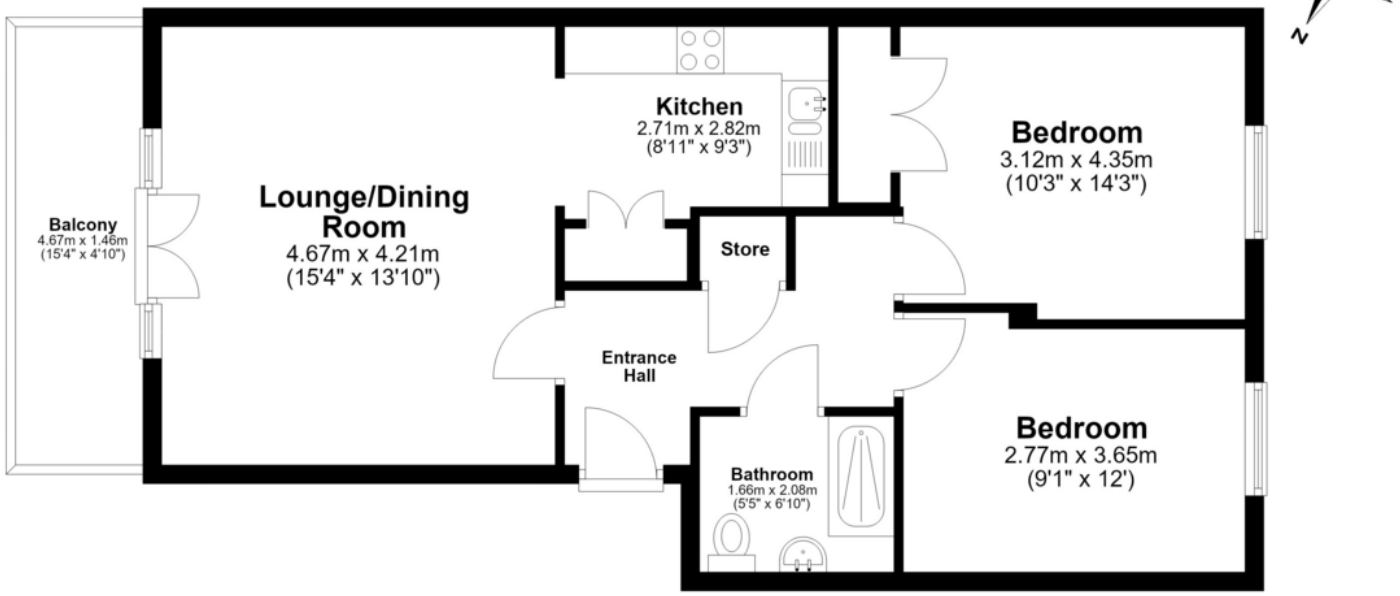

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Second Floor

Approx. 60.8 sq. metres (653.9 sq. feet)
(excluding Balcony)



Total area: approx. 60.8 sq. metres (653.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Gabriel House

COUNCIL TAX BAND

Tax band C

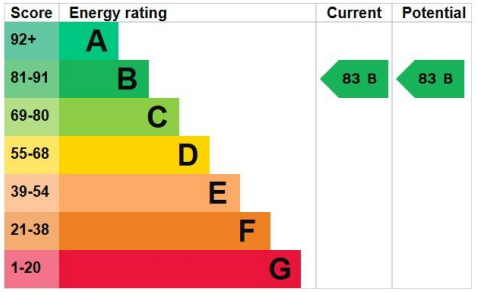
TENURE

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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