

- **2 DOUBLE BEDROOM**
- **GROUND FLOOR APARTMENT**
- **UNFURNISHED**
- **LARGE LIVING ROOM**
- **KITCHEN**
- **BATHROOM**
- **ALLOCATED PARKING SPACE**
- **WALKING DISTANCE TO HIGH STREET**



**Manse Gardens, Great Dunmow  
TO LET - £800 pcm  
Available : Immediately**

## THE PROPERTY

A fantastic opportunity to rent a 2 double ground floor apartment (accessed via own front door with no communal areas) comprising of Kitchen, large Living Dining Room, Bathroom, allocated parking space. Ideally located within walking distance to the high street.



**ENTRANCE HALL**  
**LIVING ROOM/ DINING ROOM: 13'9" x 11'5"**  
**KITCHEN:**





**BEDROOM 1: 11'1" x 10'9"**  
**BEDROOM 2: 11'1" x max 10'1"**



**GENERAL REMARKS & STIPULATIONS**

Folio No. R20544

**FULL ADDRESS**

Manse Gardens, Haslers Lane, Great Dunmow, Essex CM6 1BL

**SERVICES**

Electricity, water and drainage

**LOCAL AUTHORITY**

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

**COUNCIL TAX BAND**

Band C

**VIEWING**

Strictly by appointment with the letting agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

**DIRECTIONS****OFFICE OPENING TIMES**

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

**IMPORTANT NOTICE**

**AGENTS NOTE:** 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.