



15 MAYNARD HOUSE, DUNMOW ROAD

Great Easton, Dunmow, CM6 2DL

£300,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- First Floor Retirement Apartment
- En Suite to Master
- Fitted Kitchen / Breakfast Room
- Parking Available at extra cost
- No Onward Chain
- Two Bedrooms
- Stunning Communal Gardens
- Lift Access - Prestigious Communal Areas





Property Description

THE PROPERTY

**** OPEN DAY 26th MARCH 10am -2PM **** A great opportunity to meet the staff and enjoy coffee and cakes!

Impressive FIRST FLOOR retirement apartment. Bright and spacious throughout with two bedrooms, one with en-suite. Stunning communal gardens. Parking available.

<https://simplebooklet.com/moat-park-retirement-village>

Leasehold – approx 113 years remaining
Ground Rent – £300 pa
Service charge – £8124 pa
Council tax Band – D
EPC – B

Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a maximum of 10% of the re-sale price of the property when it is re-sold.

THE LOCATION

We are pleased to offer this first floor two double bedroom retirement apartment situated within the ever popular Maynard House of Great Easton.

The accommodation in brief offers a sizeable living room with Juliet balcony, high specification kitchen, two double bedrooms and a spacious Jack & Jill bathroom with separate shower and bath. Further benefits include access to care and health facilities, 24 hour care line, various communal rooms,

minibus service, vegetable garden, club house, bar, and communal grounds.

Set within excess of 5 acres of grounds, this popular retirement village is equipped with health and care facilities, various gardens with mature trees, shrubs, large picturesque lake, and vegetable garden, all enclosed by substantial treeline. Other amenities are available such as a restaurant, club house, mini-bus service, and bar, as well as other outdoor public spaces.

ENTRANCE HALL

4.796 x 6.539 (15'8" x 21'5")

KITCHEN

3.404 x 2.847 (11'2" x 9'4")

LOUNGE/DINING ROOM

BEDROOM 1

4.241 x 4.251 (13'10" x 13'11")

JACK AND JILL EN SUITE

2.597 x 3.393 (8'6" x 11'1")

BEDROOM 2

2.860 x 3.087 (9'4" x 10'1")

COMMUNAL AREAS

Maynard house boasts a variety of internal amenities and benefits including: residents Bistro (open 4 days per week with Carvery Lunch two Sundays a month), 24-hour

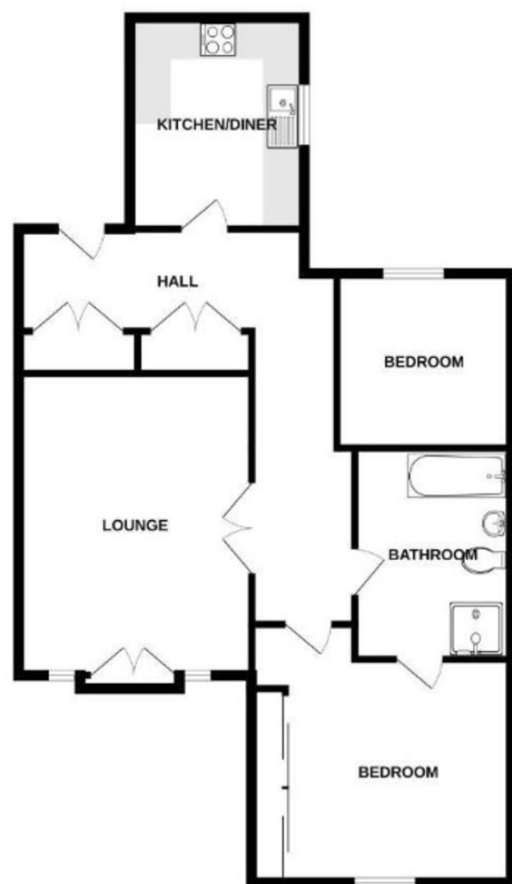
clubhouse and bar, library, various communal seating areas, and an on-site house manager.

COMMUNAL GARDENS

The substantial communal grounds are made up of various mature shrub borders, mature trees, a central pond and accompanying stream with scenic seating and viewing areas amongst natural landscapes. Furthermore, Maynard House also benefits from a bowls green, communal allotment, and various well maintained walkways.



GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.
Made with Metropac C2022

COUNCIL TAX BAND

Tax band D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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