



## 6 MAYNARD HOUSE, DUNMOW ROAD

Dunmow, CM6 2DL

£314,999



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Ground Floor Retirement Apartment
- Two Bedrooms
- En Suite to Master and Further Bathroom
- Good Sized Lounge/Diner with French doors to a patio/seating area
- Fitted Kitchen / Breakfast Room
- Stunning Communal Gardens
- Parking Available at extra cost
- Luxury Retirement Living with Lots Going On





## Property Description

### THE PROPERTY

Impressive GROUND FLOOR retirement apartment. Bright and spacious throughout with two bedrooms, one with en-suite. French doors leading to the stunning communal gardens. Parking available.

Leasehold - approx 113 years remaining

Ground Rent - £300 pa

Service charge - £8124 pa

Council tax Band - D

EPC - TBC

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 ground 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

### LOUNGE

17' 10" x 11' 3" (5.44m x 3.44m)

### KITCHEN/BREAKFAST ROOM

11' 3" x 9' 4" (3.44m x 2.86m)

### **BEDROOM 1**

11' 10" x 11' 6" (3.63m x 3.53m)

### **ENSUITE**

### **BEDROOM 2**

12' 4" x 8' 8" (3.76m x 2.66m)

### **BATHROOM**

### **OUTSIDE**

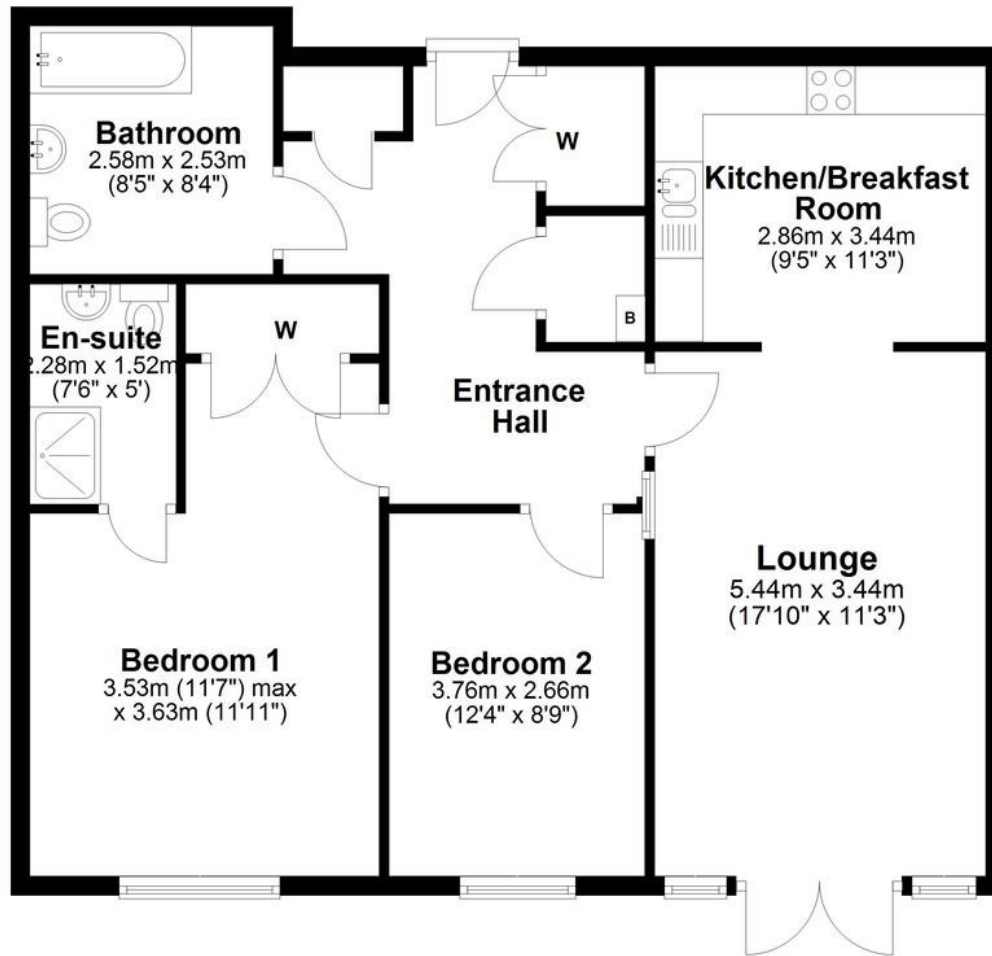
Communal Areas - Maynard house boasts a variety of internal amenities and benefits including: residents Bistro (open 4 days per week with Carvery Lunch two Sundays a month), 24-hour clubhouse and bar, library, various communal seating areas, and an on-site house manager.

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

Approx. 83.6 sq. metres (900.1 sq. feet)



Total area: approx. 83.6 sq. metres (900.1 sq. feet)

## 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 and 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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