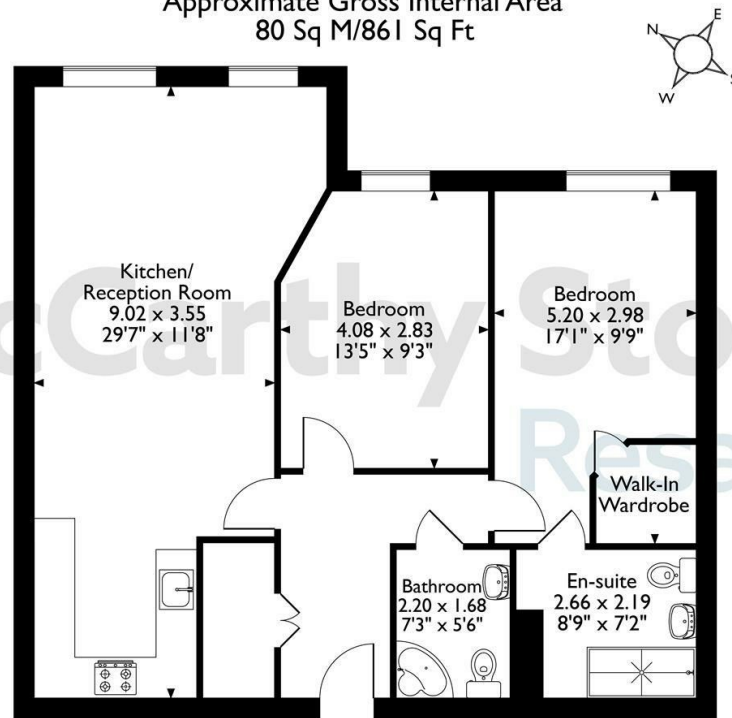


Stane House, Flat 15, 77, High Street, Dunmow, Essex  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8689384/DST.

**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**15 Stane House**

High Street, Dunmow, CM6 1AE



**Asking price £395,000 Leasehold**

A beautifully presented two-bedroom first-floor apartment, featuring a modern open-plan living space and two generously sized double bedrooms. The master bedroom benefits from its own en-suite bathroom and a walk-in wardrobe.

Stane House is a highly sought-after retirement living development by McCarthy Stone, offering a welcoming communal homeowners' lounge and beautifully maintained gardens.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.  
Registered in England and Wales No. 10716544



# Stane House, High Street, Dunmow

## 2 Bed | £395,000

### Stane House

Stane House is a McCarthy & Stone Retirement Living development made up of one and two bedroom apartments, specifically designed for the over 60's, situated on High Street.

Stane House has a dedicated House Manager on site during the day to take care of things and make you feel at home. For your peace of mind, the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge and well maintained gardens provide a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (for additional fee per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

### Entrance Hall

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a large storage cupboard, this consists of a washer dryer in which is included within the sale. Light switches, smoke detector, and security entry system with intercom. Doors lead to the lounge, bedrooms and shower room. Electrical radiators with adjustable thermostats in each room.

### Lounge

A spacious and inviting lounge with ample room for both relaxing and dining, featuring two windows- one of which is almost floor-to-ceiling, allowing an abundance of natural light to fill the space while offering a pleasant outlook over the gardens. The room is well equipped with a TV point (including provision for Sky+), a telephone point, three ceiling light fittings, and raised electrical sockets. Leading onto an open plan kitchen.

### Kitchen

Fitted modern kitchen with a range of white matte base and wall units with attractive bronzed handles and fitted roll edge work surfaces and splash back. Sink with lever tap and drainer. Built in oven with microwave above and four ring ceramic hob and cooker hood above. Integral fridge and freezer. Ceiling and under wall unit lighting.

### Master Bedroom

Generous master bedroom with large window and garden outlook and the benefit of a walk in wardrobe with shelving and hanging rails. TV point with the provision for Sky+ , telephone point, ceiling light and raised electric power sockets.

### Ensuite

Fully tiled and fitted modern suite comprising a full width walk in shower with glass screen and support rail. WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord, heated towel rail and ceiling lighting.

### Second Bedroom

Double bedroom which could be used for dining or a hobby / study room and also provides garden outlook. Ceiling light and raised electric power sockets

### Shower Room

Situated off the hallway and perfect for visitors a fully tiled and fitted suite comprising; a shower cubicle with glass sliding door and support rail. WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord, heated towel rail and ceiling lighting.

### Service Charge

- On-site visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

The annual Service charge is £5,812.32 for the financial year ending 28th Feb 2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### PARKING

Please enquire about parking with the Property Consultant.

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

### Lease Information

Lease length: 999 years from 1 January 2022

