



**Waldgrooms, DUNMOW, CM6 1EA**

**welcome to**

**Waldgrooms, DUNMOW**

William H Brown are pleased to offer this well presented two-bedroom ground floor apartment, perfectly positioned within easy walking distance of Great Dunmow's bustling high street. Offering generous accommodation, modern convenience and excellent access to local amenities and transport links.



### **Hallway**

Two storage cupboards. Doors leading to:-

### **Lounge**

15' 5" x 12' 6" ( 4.70m x 3.81m )

Double glazed window to front aspect. Radiator. Laminate flooring.

### **Kitchen**

8' 10" x 8' 10" ( 2.69m x 2.69m )

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob. Extractor fan. Integrated slimline dishwasher. Plumbing and space for washing machine. Space for fridge freezer. Tiled flooring. Walk in pantry.

### **Bedroom One**

13' 1" max x 12' 6" max ( 3.99m max x 3.81m max )

Double glazed window to front aspect. Radiator. Laminate flooring,

### **Bedroom Two**

12' 6" max x 11' 6" max ( 3.81m max x 3.51m max )

Double glazed window to rear aspect. Radiator. Laminate flooring.

### **Bathroom**

7' 10" x 5' 7" ( 2.39m x 1.70m )

Obscure double glazed window to rear aspect. Side panel bath. Vanity unit incorporating low level WC & hand wash basin. Laminate flooring. Heated towel rail.

### **Exterior**

Communal gardens and parking. Private storage shed to rear.



***view this property online*** [williamhbrown.co.uk/Property/BTR110159](http://williamhbrown.co.uk/Property/BTR110159)



# welcome to Waldgrooms, DUNMOW

- Two Bedroom Apartment
- Ground Floor
- Double Glazing
- Family Bathroom
- Walking Distance to Town Centre

Tenure: Leasehold EPC Rating: D

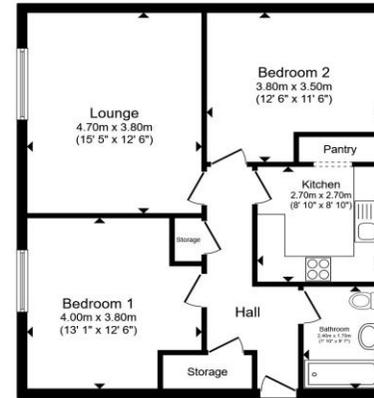
Council Tax Band: B Service Charge: 658.27

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

## £220,000



Floor Plan

Total floor area 67.7 m<sup>2</sup> (729 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR110159](http://williamhbrown.co.uk/Property/BTR110159)



Property Ref:  
BTR110159 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01376 320018



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](http://williamhbrown.co.uk)