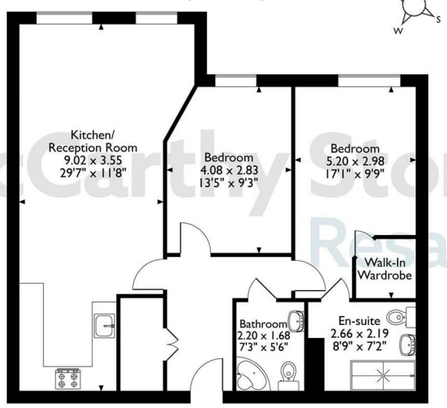
Excellent

Trustpilot

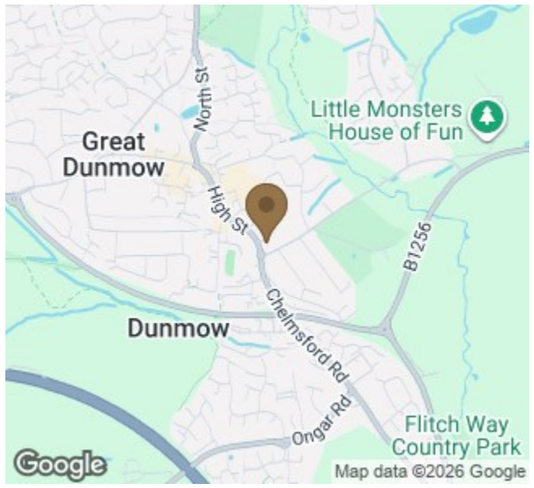
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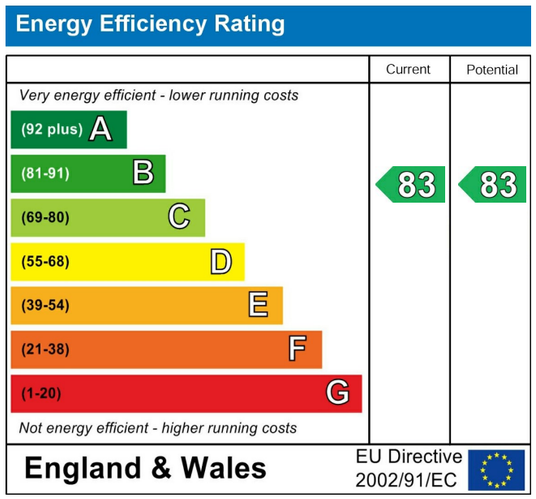
Stane House, Flat 15, 77, High Street, Dunmow, Essex
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







15 Stane House

High Street, Dunmow, CM6 1AE

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 15 Stane House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £349,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Garden facing apartment
- Bright open plan lounge and modern kitchen
- Spacious double bedroom
- Central to the High Street
- Social homeowners lounge
- Stunning landscaped Gardens
- House Manager
- Lift to all floors
- Pet Friendly community
- Specifically Designed For The Over 60s

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

15 Stane House, Dunmow

2 | 2 | Asking price £349,500

Stane House
In the heart of the town, you'll find Stane House. The development is designed with the over 60s in mind and is built to high standards. It's the ideal place to live life well. 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.

Whatever you love doing in life, Stane House is ideally situated to help you take full advantage of this delightful town and the surrounding area. A short stroll takes you to the main shopping area. It boasts one of the few remaining
UK high streets to only have independent retailers. For the weekly groceries, choose the nearby Co-op or the Tesco supermarket on the edge of town. Great Dunmow has lots of eateries to tempt the tastebuds – from contemporary British cuisine to tapas, Indian to Thai. There are pubs and cafés too.
There are plenty of green spaces to enjoy. You can take a leisurely walk to the picturesque Doctors' Pond. Alternatively, meander along the banks of the River Chelmer or follow Flitch Way into the wonderful Essex countryside. If you enjoy keeping fit, the town has a leisure centre with a gym and a pool.

Apartment Overview
This beautifully presented two-bedroom first-floor apartment enjoys lovely garden views and a modern interior throughout.
The open-plan living area offers ample space for both lounge and dining furniture, with two windows allowing plenty of natural light to fill the room. The adjoining kitchen features contemporary matt white units with bronze handles, a built-in electric oven with microwave above, and a four-ring hob with a chrome extractor hood.
The principal bedroom enjoys views over the gardens and benefits from a walk-in wardrobe and a stylish en-suite shower room, featuring a full-width walk-in shower with a glass screen and support rail.
The second bedroom also overlooks the gardens and offers flexibility to be used as a guest bedroom, separate dining room, hobby room or study.

A further modern shower room is accessed from the hallway and features a shower enclosure with a sliding glass door and support rail. Storage off the hallway completes this beautifully appointed apartment.

Parking
Please enquire about parking with the Property Consultant.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Landscaped Gardens
One of the main social hubs of Stane House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services
- Full fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about 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.

Lease Information
Lease length: 999 years from 1 January 2022

Moving Made Easy
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













