



## TWYFORD COURT, HIGH STREET

Dunmow, CM6 1AE

£260,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Two Bedrooms
- Second Floor Apartment
- High Specification
- Private Parking
- Town Centre Location
- Large Living Area
- Attractive Communal Entrance Ways
- Perfect For An Owner Occupier





## Property Description

### THE PROPERTY

Great sized two bedroom second floor apartment situated within the town centre and benefiting from private parking. This unique conversion was carried out to a high standard around six years ago and suits an owner occupier. Offered chain free.

### THE LOCATION

Twyford Court is a high standard conversion just off the town centre.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including

two primary school's and secondary school at Great Dunmow and the popular private Felsted school.

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge

### COMMUNAL ENTRANCE HALL

Security entrance door with carpeted stairs leading to the second floor.

### ENTRANCE HALL

### LIVING AREA / KITCHEN

6.43m (21'1") x 4.75m (15'7") max

### BEDROOM 1

4.13m (13'7") x 3.63m (11'11")

### BEDROOM 2

4.08m (13'5") x 2.50m (8'2")

### BATHROOM

### LEASE DETAILS & SERVICE CHARGE

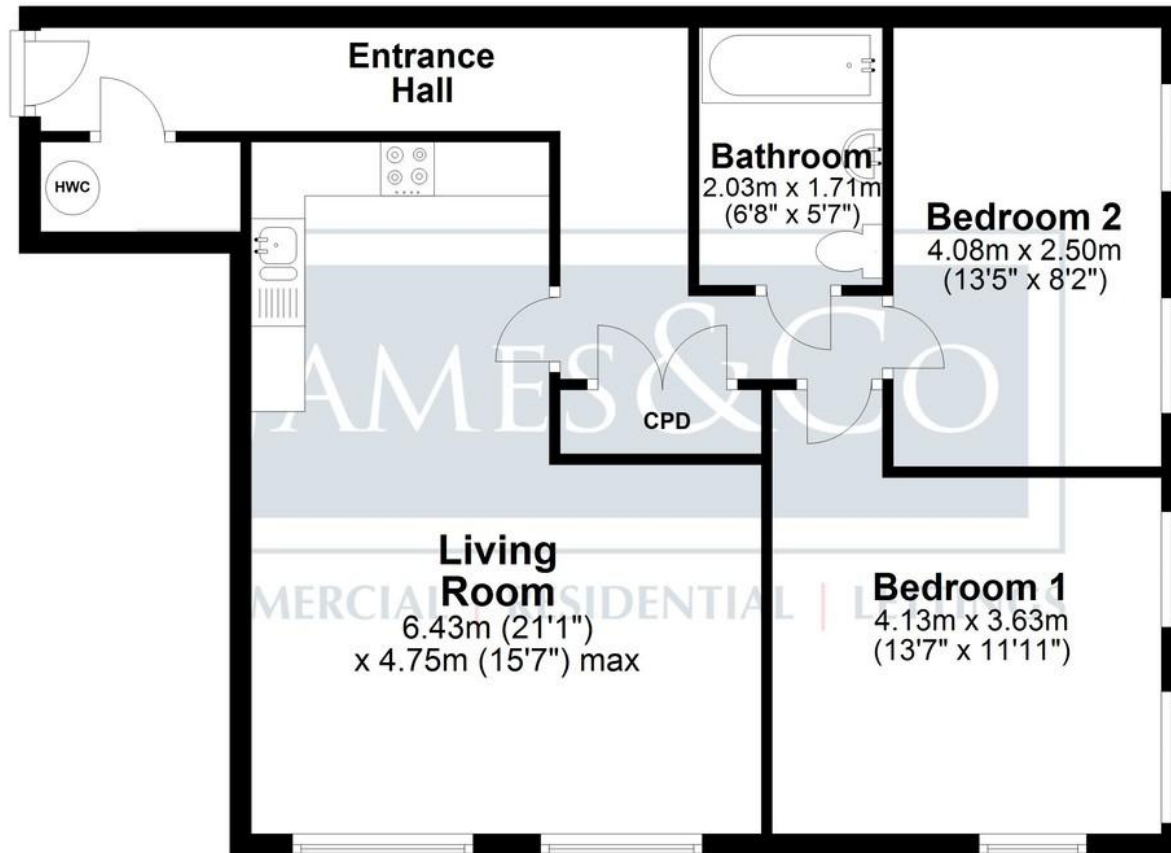
We understand from the vendor that the property is on a 125 year lease with circa 120 years remaining. The ground rent and service charge is £2104 p.a. All details will need to be checked by a purchaser and their lawyer before committing to purchase.





## Second Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



Total area: approx. 66.6 sq. metres (717.2 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.

Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band C

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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