



Waldgrooms, Dunmow, CM6 1EA



welcome to

Waldgrooms, Dunmow

William H Brown are delighted to present this spacious & well maintained two double bedroom ground floor apartment in the sought after market town of Great Dunmow & easy access to Great Dunmow High Street with a fantastic array of independent shops & easy reach of the A120 / M11 / Stansted Airport



Hallway

Storage cupboard. Radiator. Doors leading to:-

Lounge

15' 7" x 12' 7" (4.75m x 3.84m)

Double glazed sliding patio doors. Radiator.

Laminate flooring.

Kitchen

9' 4" x 9' (2.84m x 2.74m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob. Extractor fan. Space for fridge freezer. Plumbing and space for washing machine and dishwasher. Wall mounted boiler.

Bedroom One

13' 1" max x 12' 7" max (3.99m max x 3.84m max)

Double glazed window. Radiator. Carpets.

Wardrobes.

Bedroom Two

11' 7" x 12' 4" (3.53m x 3.76m)

Double glazed sliding patio doors. Radiator. Carpets.

Fitted wardrobe.

Bathroom

7' 11" x 6' 7" (2.41m x 2.01m)

Obscure double glazed window. Side panel bath.

Low level WC. Wall mounted hand wash basin. Fully tiled walls.

Communal Gardens

Communal Shared Parking



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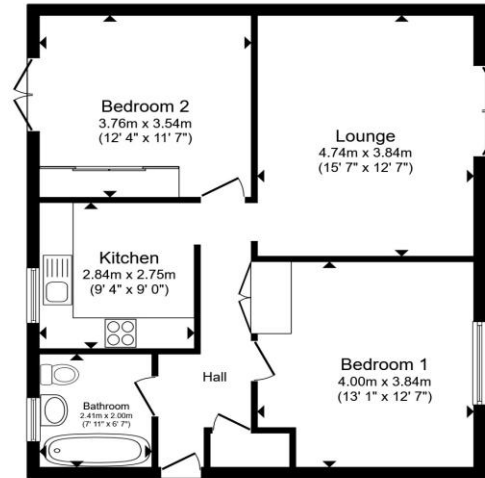
- Two Bedroom Apartment
- Ground Floor
- Well Maintained
- Sought After Town of Great Dunmow
- Local Independent Shops

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 658.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£220,000

Total floor area 67.7 m² (728 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



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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR110435 - 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.

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