

# PESTELL & Co

ESTABLISHED 1991



FITZWALTER PLACE, GREAT DUNMOW

GUIDE PRICE: £189,950

1 BEDROOM SECOND FLOOR FULLY REFURBISHED APARTMENT  
BALCONY | LARGE LIVING ROOM DINER | THREE PIECE FAMILY  
BATHROOM | TELEPHONE ENTRY SYSTEM | WELL MANICURED  
COMMUNAL GARDENS | POPULAR CENTRAL LOCATION | WITHIN  
WALKING DISTANCE TO THE HIGH STREET | ALLOCATED  
UNDERCOVER PARKING SPACE

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A recently refurbished second floor one bedroom apartment in the popular location of Fitzwalter Place that is within walking distance to Great Dunmow's High Street. The property comprises of an immaculate bright living room diner, kitchen, three piece bathroom and double bedroom.

Outside benefits from a private balcony and well kept communal gardens along with an allocated, undercover parking space.



ENTRANCE HALL

KITCHEN

LIVING ROOM DINER  
15'11" X 12'1"





BEDROOM  
11' 7" X 9' 5" X 9' 3"  
FAMILY BATHROOM



With timber panelled door opening into: -

#### ENTRANCE HALL

With access to loft that enjoys power points, lighting, boarding and ladder supplying ample storage. The remaining entrance hall has mains electric smoke alarm, inset ceiling downlighting, wood effect laminate flooring, telephone entry system, telephone and power point, storage cupboard and additional cupboard with hot water cylinder and cold water tank and doors to rooms.

#### LIVING ROOM DINER - 15'11" X 12'1"

With window overlooking internal communal gardens, glazed door to balcony with outside lighting and railing, continuation of the wood effect laminate flooring, wall mounted electric radiator, TV and power points and large opening into:

#### KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary quartz effect square edge work surface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, free standing double oven with electric hob and extractor fan above, integrated washer dryer, integrated fridge freezer, counter display lighting, power points, inset ceiling downlighting and a continuation of the wood effect laminate flooring.

#### BEDROOM - 9'5" X 9'3"

With wall to wall wardrobes with sliding doors, shelving and hanging rails, inset ceiling downlighting, sliding sash window to balcony and communal gardens beyond, wall mounted electric radiator, telephone and power points and fitted carpet.

#### FAMILY BATHROOM

Comprising a three-piece suite of panel enclosed bath with mixer tap and integrated shower, glazed screen and tiled surround above, close coupled WC, vanity mounted wash hand basin with mixer tap and storage beneath, inset ceiling downlighting, extractor fan, chromium heated towel rail and tiled flooring.



## OUTSIDE

Well manicured communal grounds, allocated, underground parking space and within walking distance to Great Dunmow's High Street.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	66   d	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### THE LOCATION

Excellent location within walking distance to the High Street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the North.

GENERAL REMARKS &  
STIPULATIONS

Folio D3314

FULL ADDRESS

16 Fitzwalter Place, Great Dunmow, Essex CM6 1HB

SERVICES

Electric storage heating, mains electricity and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

COUNCIL TAX BAND

Band B

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm. day to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?