



## Chelmsford Road, Dunmow, CM6 1HB

FIXED PRICE £199,995

Geoffrey Matthew Estates are delighted to offer for sale this very well presented, two bedroom, apartment benefitting from allocated parking and two balconies. Situated in this sought after residential development, the property is ideally located to access all of the local amenities and schooling.

Early viewings highly recommended!

Fixed Asking Price £199,995

# Chelmsford Road, Dunmow, CM6 1HB



- Two Bedrooms
- Secure Communal Entrance
- Two Balconies
- Ample Visitor Parking
- Allocated Parking
- Sought After Location

## Entrance Hall

## Open Plan Lounge/Kitchen

15'8 x 13'8 (4.78m x 4.17m)

## Bedroom

13'3 x 9'3 (4.04m x 2.82m)

## Bedroom

9'1 x 8' (2.77m x 2.44m)

## Bathroom

5'7 x 8' (1.70m x 2.44m)

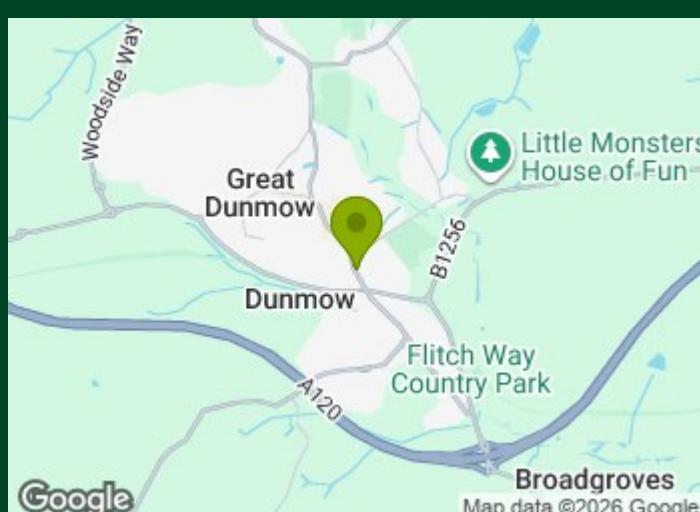
## Agents Note

125 Year Lease granted 1st January

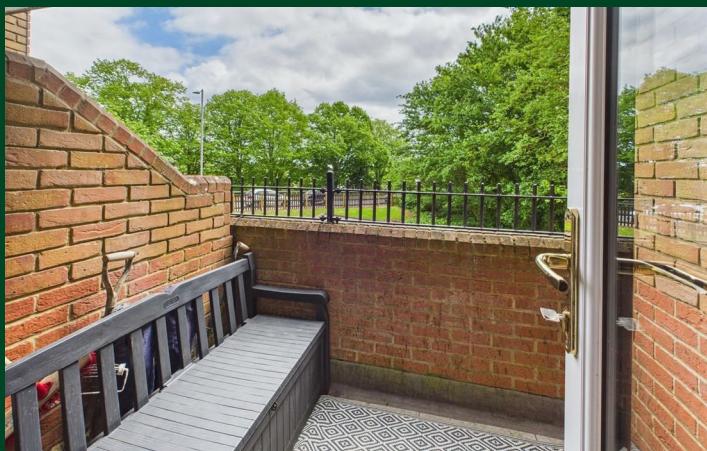
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Service Charge - £2205.26 per annum

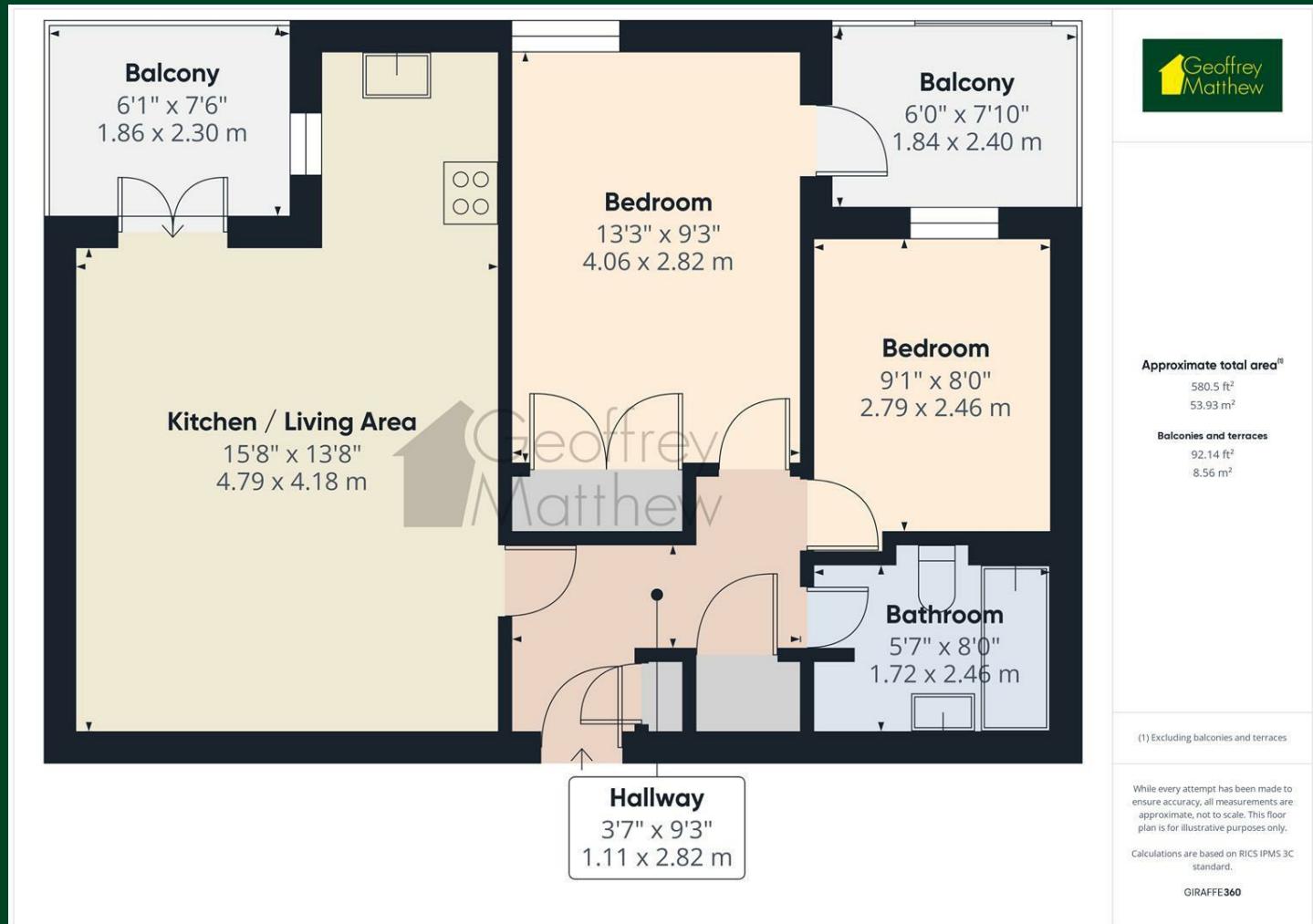
Ground Rent £285.60 per annum



Directions



## Floor Plan



## Council Tax Details

Uttlesford Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
		EU Directive 2002/91/EC	
England & Wales		England & Wales	