



Flat 3, 5 Twyford Court  
CM6 1AE



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Flat 3, 5 Twyford Court

High Street | Dunmow | CM6 1AE

Offers Over £230,000

- A spacious two-bedroom apartment
- Well-presented accommodation throughout
- Open plan living
- Secure gated parking
- Within walking distance of amenities
- EPC: D / Council Tax Band: C

## The Property

A superb two double bedroom top floor apartment which has been well maintained throughout and ideally located in the heart of the town, benefiting from gated parking and secure entry phone system.

## The Setting

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks . The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.

## The Accommodation

In detail the property comprises of entrance hall with window to rear aspect, wall mounted secure entry phone system and doors to the adjoining rooms. The shower room comprises a fully tiled walk-in shower with additional attachment, W.C, wash hand basin, heated towel rail, extractor fan, tiled flooring and fitted marble shelving. The good size hallway has a window to side aspect, built-in storage cupboards and doors to adjoining rooms. The superb, dual aspect, open plan kitchen/dining room/lounge provides an ideal space for entertaining. The kitchen is fitted with a matching range of eye and base level units with working surface over and inset sink. Integrated appliances include inset oven, induction hob with extractor fan over, dishwasher and washer/dryer. There is space for an American style fridge/freezer. In addition there is ample room for a dining table. The principle dual aspect double bedroom is a particular feature of the property with radiator, power points and T.V point. Bedroom two window is a double bedroom with window to side aspect, radiator, power points and T.V point.





### Outside

The property is located in a sought-after development and in a complex of three apartments benefitting from gated parking. There is one allocated parking space.

### Services

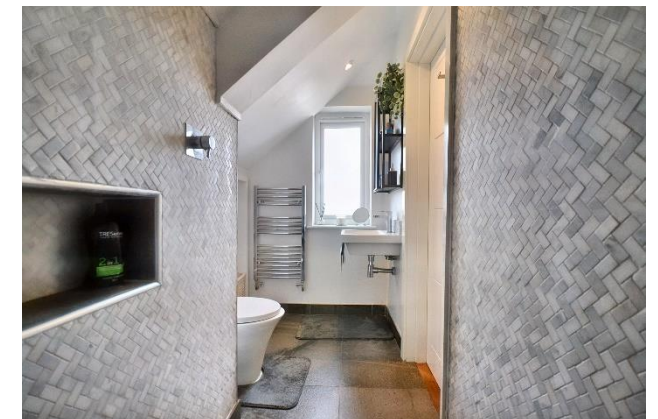
Mains electric, water and drainage is connected. Heating is electric. Ultrafast broadband is available and mobile signal is good.

**Tenure** – Leasehold, 994 years remaining. Ground rent is £150 per year and annual service charge is £1500.

**Property Type** – Top floor apartment

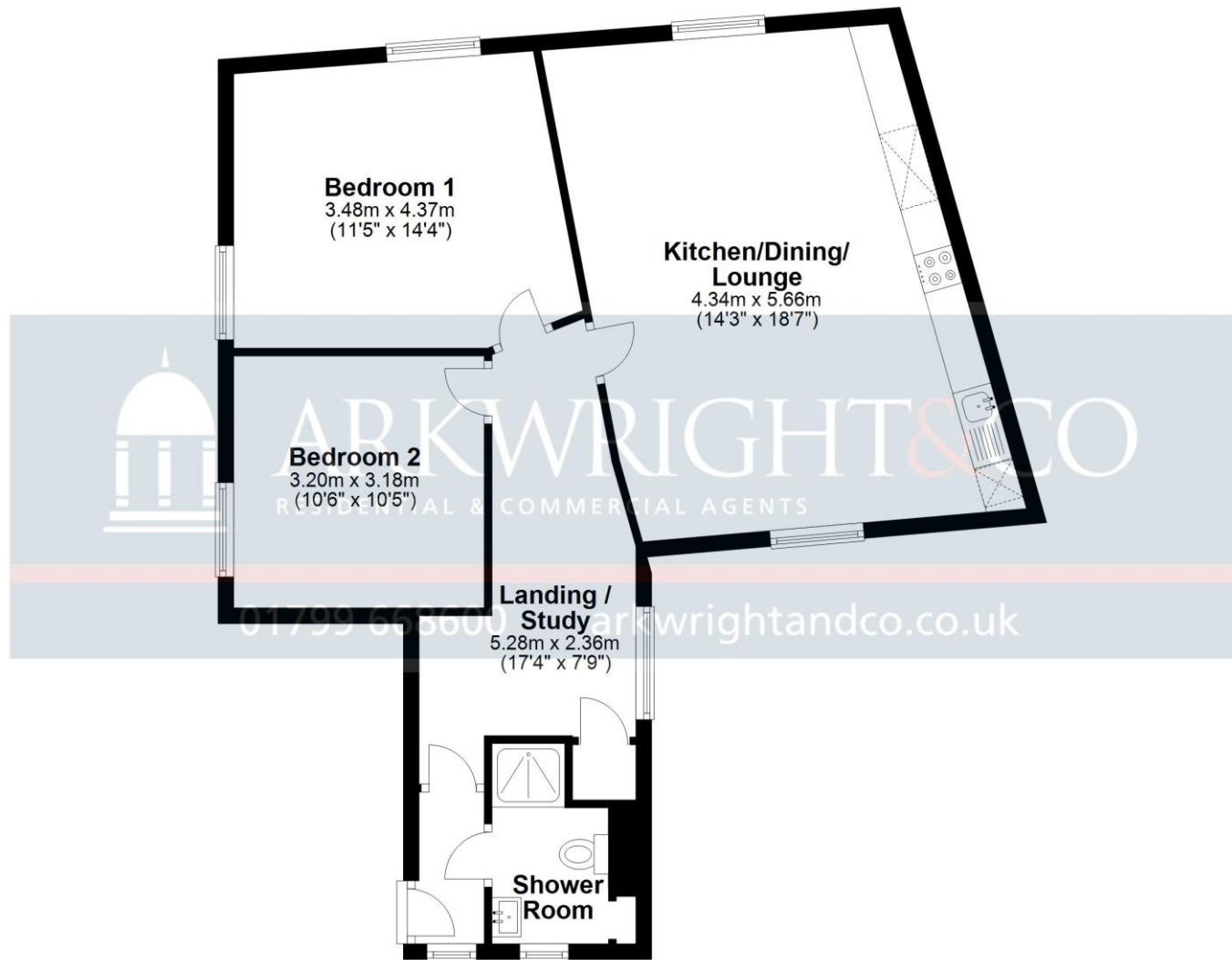
**Property Construction** – Brick built, part rendered with tiled roof

**Local Authority** – Uttlesford District Council



## Floor Plan

Approx. 73.2 sq. metres (787.9 sq. feet)



Total area: approx. 73.2 sq. metres (787.9 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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