





Flat 9, 2 Twyford Court, High Street, Dunmow, Essex, CM6 1AE

Asking Price: £290,000
Leasehold

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The Property Ombudsman

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Immaculately presented, three-bedroom, top floor apartment located in the centre of Great Dunmow, offering a perfect blend of style and open plan living space.

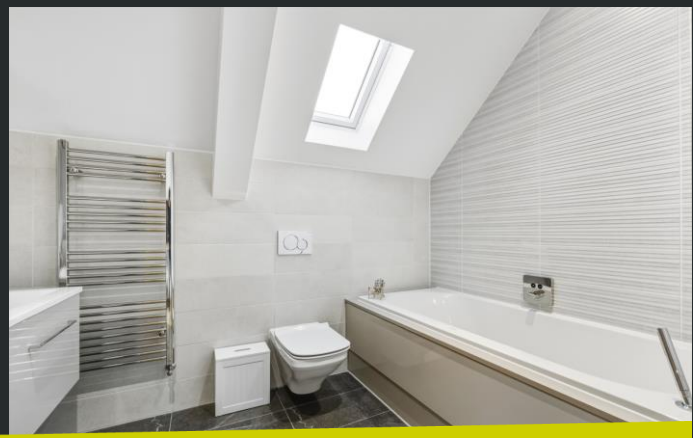
The accommodation comprises a large open plan lounge, dining room and kitchen. Three good sized bedrooms with a large en-suite to the primary bedroom as well as a separate family bathroom. The property also benefits from a secure video entry system and gated parking for two cars.

The property's central and convenient location is not to be overlooked. Twyford Court is a stone’s throw from local amenities, schools, and transport links. This home is ideal for first-time buyers, investors or downsizers.

There are 117 years remaining on the lease. The service charge is £2230, and the ground rent is £200, both per annum.







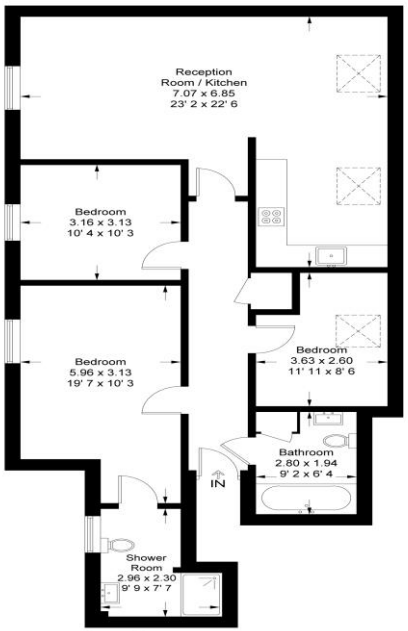
3 Bedroom Apartment
Well Presented Throughout
Ensuite & Family Bathroom
Allocated Parking for 2 Cars
Close to Town & Amenities
Potential Rental Income £1300 PCM
Council Tax Band C
EPC Rating D

ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Twyford Court

Approximate Gross Internal Area = 1034 sq ft / 96.1 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (Inc. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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