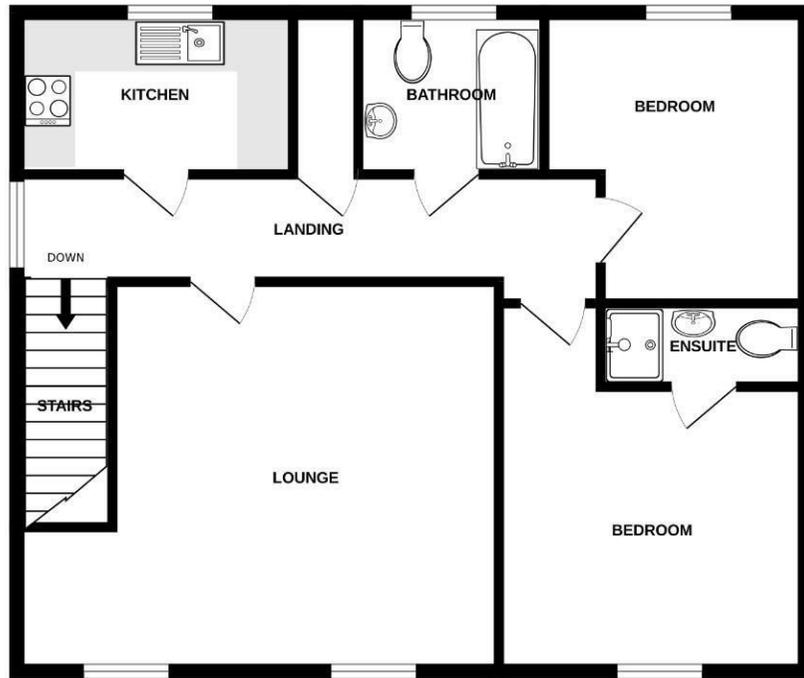


GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq ft. (72.0 sq.m.) approx.  
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BRIGNALL PLACE, DUNMOW  
OFFERS OVER £250,000

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## DISCLAIMER

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Two Double Bedrooms
- Town Centre Location
- Well Maintained Gardens
- Lounge/Dining Room
- En-Suite Facilities & Family Bathroom
- Highly Desirable Complex Of Only 14 Apartments
- Allocated & Visitor Parking
- Private Entrance
- Kitchen

Situated in the centre of the market town of Great Dunmow in a highly desirable complex is this luxury two bedroom first floor apartment with its own private entrance, allocated parking and further visitor parking. The accommodation comprises:- entrance hall, kitchen, lounge/dining room, two double bedrooms, en-suite facilities to bedroom one and a family bathroom.

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.

### **Entrance Hall**

Entered via front door, stairs rising to first floor landing.

### **First Floor Landing**

22'2" x 4'4" (6.774 x 1.330)

Window to side aspect, access to loft, door to airing cupboard, doors leading to:-

### **Lounge/Dining Room**

15'1" x 18'8" (4.621 x 5.701)

Two windows to front aspect.

### **Kitchen**

10'1" x 5'11" (3.095 x 1.812)

Window to rear aspect, range of eye and base level units with working surface over, inset four ring hob with extractor fan over, integrated oven, inset one and half bowl sink and drainer unit with mixer tap over, integrated washing machine, integrated fridge/freezer.

### **Bedroom One**

14'2" x 11'6" (4.329 x 3.525)

Window to front aspect.

### **En-Suite**

8'0" x 3'2" (2.443 x 0.977)

Fitted with a tiled shower cubicle with glass enclosure, low level W.C, wash hand basin with pedestal.

### **Bedroom Two**

9'10" x 9'9" (3.005 x 2.974)

Window to rear aspect.

### **Family Bathroom**

5'11" x 6'11" (1.809 x 2.133)

Opaque window to rear aspect, panel enclosed bath, wash hand basin with pedestal, low level W.C, wall mounted heated towel rail.

### **Allocated Parking**

Allocated parking for one vehicle with visitor parking available.



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