



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • www.danielbrewer.co.uk  
E-mail • info@danielbrewer.co.uk

DUNMOW ROAD, GREAT EASTON, DUNMOW, ESSEX,  
CM6 2DL

£259,995





**DUNMOW ROAD  
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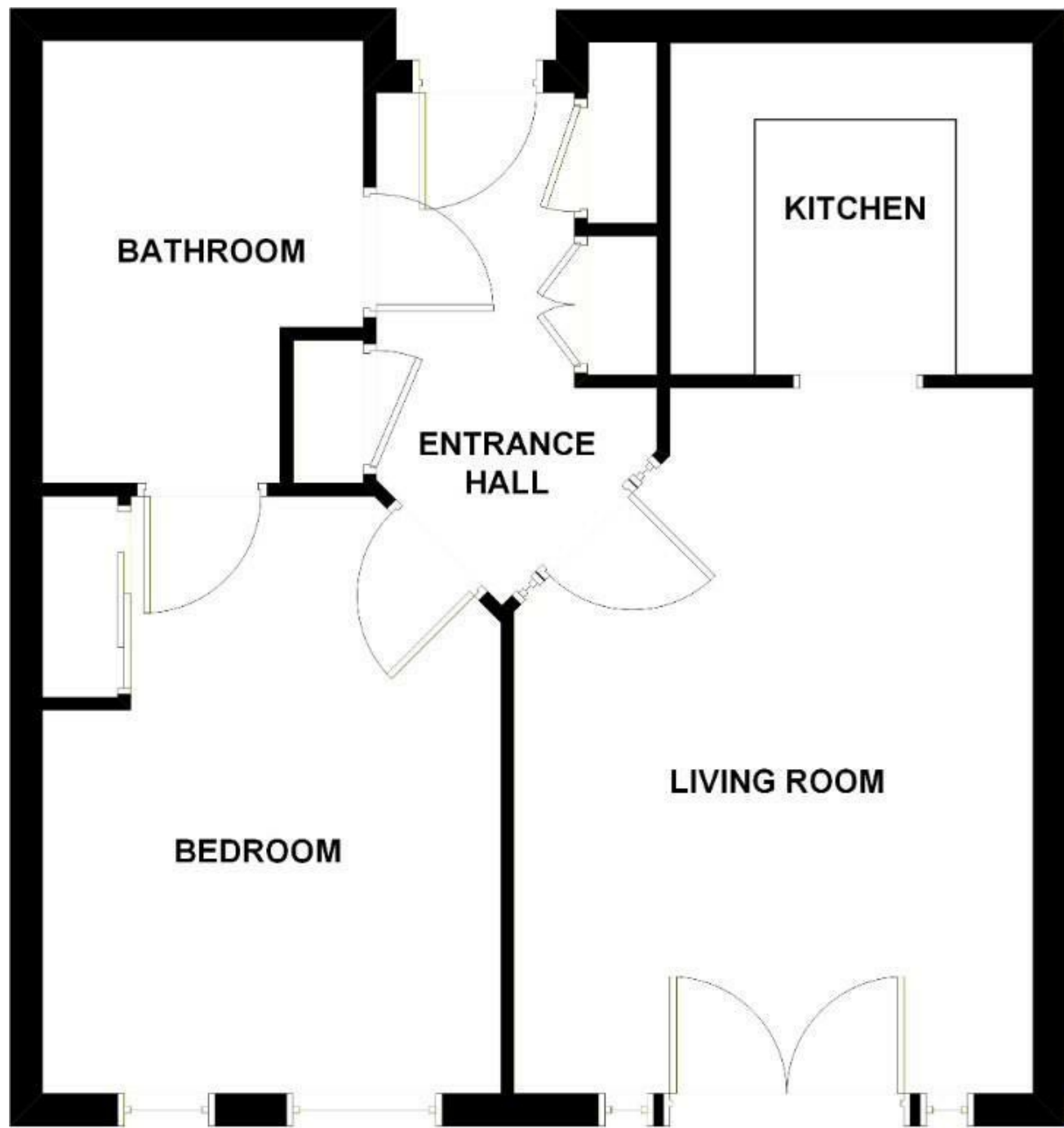
\*\*\*No Onward Chain\*\*\*

*A well-proportioned double-bedroom retirement apartment for the over-55s, situated within the highly regarded Moat Park Retirement Village in Great Easton.*

*The accommodation briefly comprises an entrance hall, spacious living room, fitted kitchen, double bedroom, and bathroom.*

*Residents benefit from beautifully established communal grounds, including ancient woodland, an ornamental lake, and a range of communal facilities, along with potential allocated parking (subject to separate negotiation).*

*Early viewing is highly recommended to fully appreciate the setting and facilities on offer.*



**DANIEL BREWER**  
Bringing People and Property Together

**NOTICE:** This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.





- One Double Bedroom
- Over 55's Retirement Complex
- Living Room
- Kitchen
- Bathroom
- First Floor Apartment
- Well Maintained Established Communal Gardens
- Clubhouse, Bistro & Library
- Integrated Care Line
- Allocated Parking By Separate Negotiation

#### Entrance Hall

Entrance via solid timber front door, care line system, video intercom, eaves storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Doors to Bedroom, Bathroom, Living room.

#### Living Room

UPVC double glazed French doors to Juliet balcony, ceiling mounted light fixtures, wall mounted radiators, TV point, ethernet point, various power points, care line system. Opening to: Kitchen

#### Kitchen

Various base and eye level units with wood effect worksurfaces over, four ring NEF induction hob with Electrolux extractor fan over, one and a half unit stainless steel sink with mixer tap and drainer unit, integrated NEF fan oven, integrated fridge freezer, integrated Zanussi dishwasher, integrated washer/dryer, access to gas combination boiler, loft access port, power points, inset spotlights, feature lighting.

#### Bedroom

Double glazed UPVC window to front aspect, built-in wardrobe with sliding timber doors, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, ethernet port, various power points, care line system. Door to: Bathroom.

#### Bathroom

Enclosed bath with mixer taps & shower attachment, enclosed shower with rainfall head & glass enclosure, wash hand basin with vanity units below, concealed cistern W.C, enclosed shower with glass enclosure, shaver point, inset spotlights, care line system, extractor fan.

#### Communal Gardens

The substantial communal grounds are made up of various mature shrub borders, mature trees, a central pond and accompanying stream with scenic seating and viewing areas amongst natural landscapes. Furthermore, Maynard House also benefits from a bowls green, communal allotment, and and various well maintained walkways.







**Communal Areas**

Maynard house boasts a variety of internal amenities and benefits including: residents Bistro (open 4 days per week with Carvery Lunch two Sundays a month), 24-hour clubhouse and bar, library, various communal seating areas, and an an-site house manager.

**Additional Charges**

Service charges, ground rent, and assignment fee apply.

Lease Length :-

Lease Commenced 1st January 2014 (125 year Term)

Ground Rent :- £300.00

Maintenance Charge :- Main Single Occupancy £8459.00 Per Year, £705.00 Per Month. Dual Occupancy £8959.00 Per Year, £746.00 Per Month.

The above charges are subject to change.

