



Disclaimer

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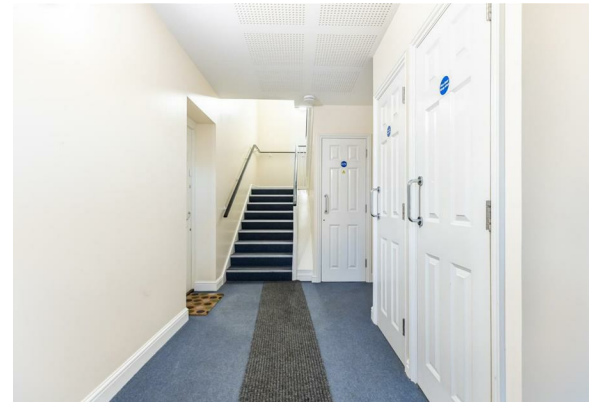
BRIGNALL PLACE, DUNMOW

OFFERS OVER £270,000



BRIGNALL PLACE DUNMOW

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 allocated parking and further visitor parking. The accommodation comprises:- entrance hall, kitchen/breakfast room, living/dining room, family bathroom, and two double bedrooms with en-suite facilities to the principal.





- **Two Double Bedrooms**
- **First Floor Apartment**
- **Town Centre Location**
- **Kitchen/Breakfast Room**
- **Living/Dining Room**
- **En-Suite & Family Bathroom**
- **Allocated Parking for One Vehicle**
- **Additional Visitor Parking**

Entrance Hall

Entrance via timber door, access to airing cupboard, access to fuse box, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Kitchen/Breakfast Room, Living/Dining Room, Family Bathroom, Bedroom One & Two.

Kitchen/Breakfast Room

14'1" x 11'1" (4.3m x 3.4m)

Double glazed UPVC window to front aspect, various base and eye level units with quartz worksurface over, integrated fridge freezer, four ring NEF induction hob with extractor fan overhead, NEF combination microwave oven & fan oven, one and a half unit stainless steel sink with mixer tap and drainer unit, integrated BOSCH washer drier, pull out bin storage, storage space,

splashback tiling, tiled flooring, vertically aligned wall mounted radiator, ceiling mounted spotlight array, various power points.

Living Room

14'9" x 13'9" (4.5m x 4.2m)

Double glazed UPVC French doors & windows to rear aspect with Juliet balcony, wall mounted radiators, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Frosted double glazed UPVC windows to rear aspect, three-piece suite, low level WC, vanity wash hand basin with low level storage and mixer tap, panel enclosed bath with glass screen and rainfall head, wall mounted heated towel rail, tiled walls, screeded floors, ceiling mounted light fixture, shaver port, extractor fan.





Principal Bedroom

19'8" x 15'5" (6.0m x 4.7m)

Double glazed UPVC windows to front aspect, double glazed bay window to front aspect, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points.

En-Suite

Frosted double glazed UPVC window to front aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, tile enclosed corner shower with glass door, wall mounted heated towel rail, storage cabinet, tiled flooring, partially tiled walls, ceiling mounted light fixtures, shaver port, extractor fan.

Bedroom Two

11'1" x 10'9" (3.4m x 3.3m)

Double glazed UPVC window to rear aspect, bespoke inbuilt wardrobes/storage cabinet, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Additional Information

Leasehold with 82 years remaining, single allocated parking space to the rear with additional visitors parking, gas central heating system, £225 ground rent & approximately £1500 per year maintenance charge.

Local Area

The 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.

