

FOR SALE

Asking Price £195,000 Leasehold



11 The Close, Dunmow, Essex, CM6 1XE

- VICTORIAN CONVERSION
- APPROX 510 SQFT
- ONE BEDROOM FIRST FLOOR APARTMENT
- GREAT LOCATION
- ALLOCATED PARKING
- EPC BAND (C)
- PERFECT FOR FIRST TIME BUYERS/INVESTORS
- WALKING DISTANCE TO THE TOWN CENTRE
- OPEN PLAN LIVING SPACE
- PERIOD FEATURES



PROPERTY DESCRIPTION

Balch are pleased to bring to the market this lovely first floor apartment with allocated parking, situated in the sought-after Buckingham Court. Offering approximately 510 sqft of well-proportioned living space, this one-bedroom home is perfect for first-time buyers or investors seeking a property with character and charm in a great location. Boasting an EPC rating of C, it represents an excellent opportunity to acquire a comfortable and stylish apartment with the added benefit of allocated parking, making it both practical and desirable.

The property enjoys a fantastic location within Buckingham Court, a popular and well-established residential area known for its friendly community and easy access to local amenities. Residents benefit from nearby shops, cafes, and leisure facilities, while good transport links make commuting straightforward, placing city centres and major employment hubs within easy reach. This apartment is ideally positioned for those seeking a balance between peaceful living and urban convenience.

Upon entering the apartment, you are greeted by a welcoming hallway that provides access to all rooms and offers useful storage space. The reception room is a bright and inviting space, perfect for relaxing or entertaining guests. Its generous proportions allow for flexible furniture arrangements, with plenty of natural light enhancing the room's warm and airy atmosphere.

The kitchen is conveniently located adjacent to the reception area, fitted with a range of units providing ample storage and work surface. It is well equipped to meet all your culinary needs, combining functionality with a clean, contemporary design.

The bedroom is spacious and well-appointed, offering a tranquil retreat at the end of the day. Its size easily accommodates a double bed and additional bedroom furniture, while the large window ensures a sunny and comfortable environment. The bathroom features modern fittings and is finished to a high standard, incorporating a walk in shower, a wash basin, and a WC and feature heated towel rail.

Additional benefits of this property include the allocated parking space, an invaluable feature in this popular location, and the well-maintained communal areas within Buckingham Court, which add to the overall appeal and convenience of the apartment. Whether you are a first-time buyer looking to step onto the property ladder or an investor searching for a promising rental opportunity, this apartment presents a smart choice in a sought-after setting.



ROOM DESCRIPTIONS

Entrance Hall

Loft access, a selection of power points, storage cupboard, telephone point and door to:

Kitchen

9' 5" x 13' 1" (2.87m x 3.99m) - Window to rear aspect, base and eye level units with working surfaces over, 1 1/2 bowl sink with drainer unit, inset oven, four ring gas hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher, part tiled walls, laminate flooring, radiator, power points, open to.

Living Area

8' 11" x 13' 2" (2.72m x 4.01m) Radiator, T.V point, various power points, laminate flooring.

Bedroom

9' 7" x 12' 9" (2.92m x 3.89m) Two windows to rear aspect, original fireplace, radiator and a selection of power points.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m) - Window to rear aspect, walk in oversized shower cubicle with rainfall head & additional shower attachment, W.C, wash hand basin, Victorian style heated towel rail, part tiled walls, tiled flooring.

Parking & Communal Gardens

The property externally benefits from allocated parking and various communal gardens.

Viewings

By prior appointment with Balch Estate Agents. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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.

Agent Notes

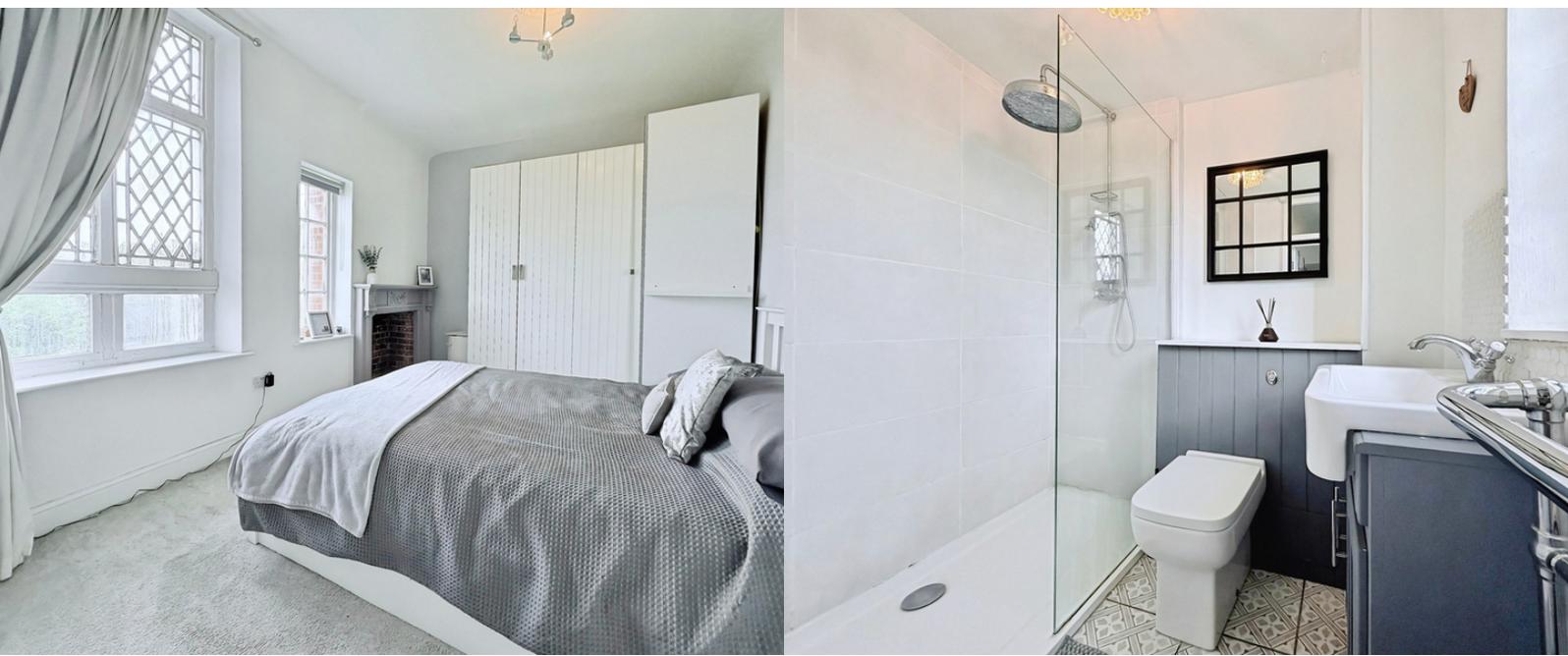
Lease length 155 years remaining

The vendor paid an additional £6,000.00 to ensure the ground rent was capped at £250.00pa.

Service Charge is £2,200pa.

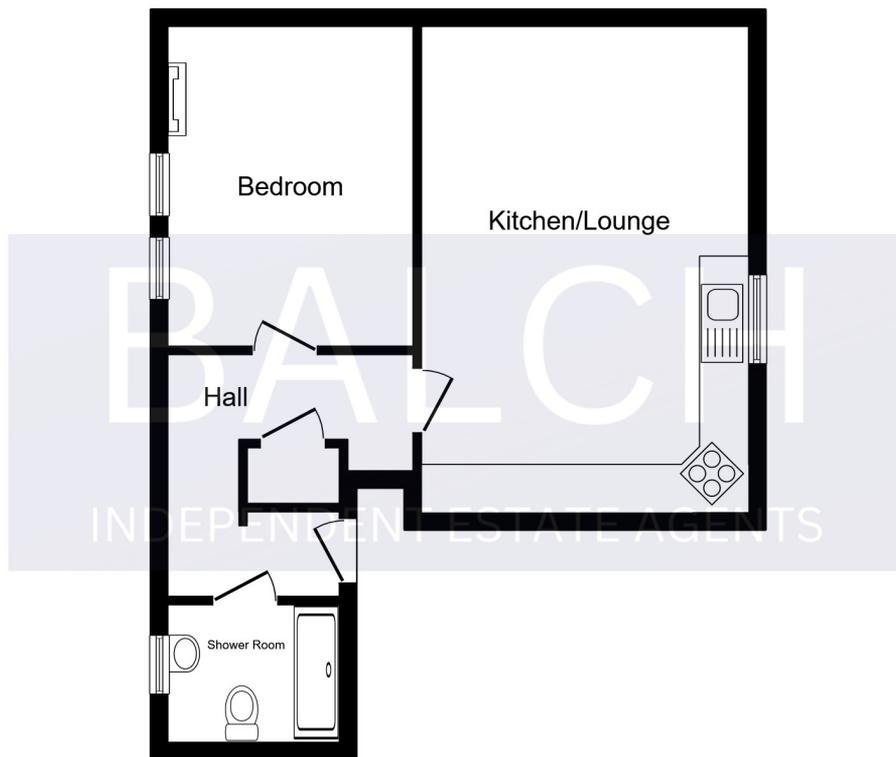
The property comes with an allocated parking space.

Also benefits from loft space.



FLOORPLAN

Buckingham Court, The Close, Dunmow, CM6 1XE



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io