



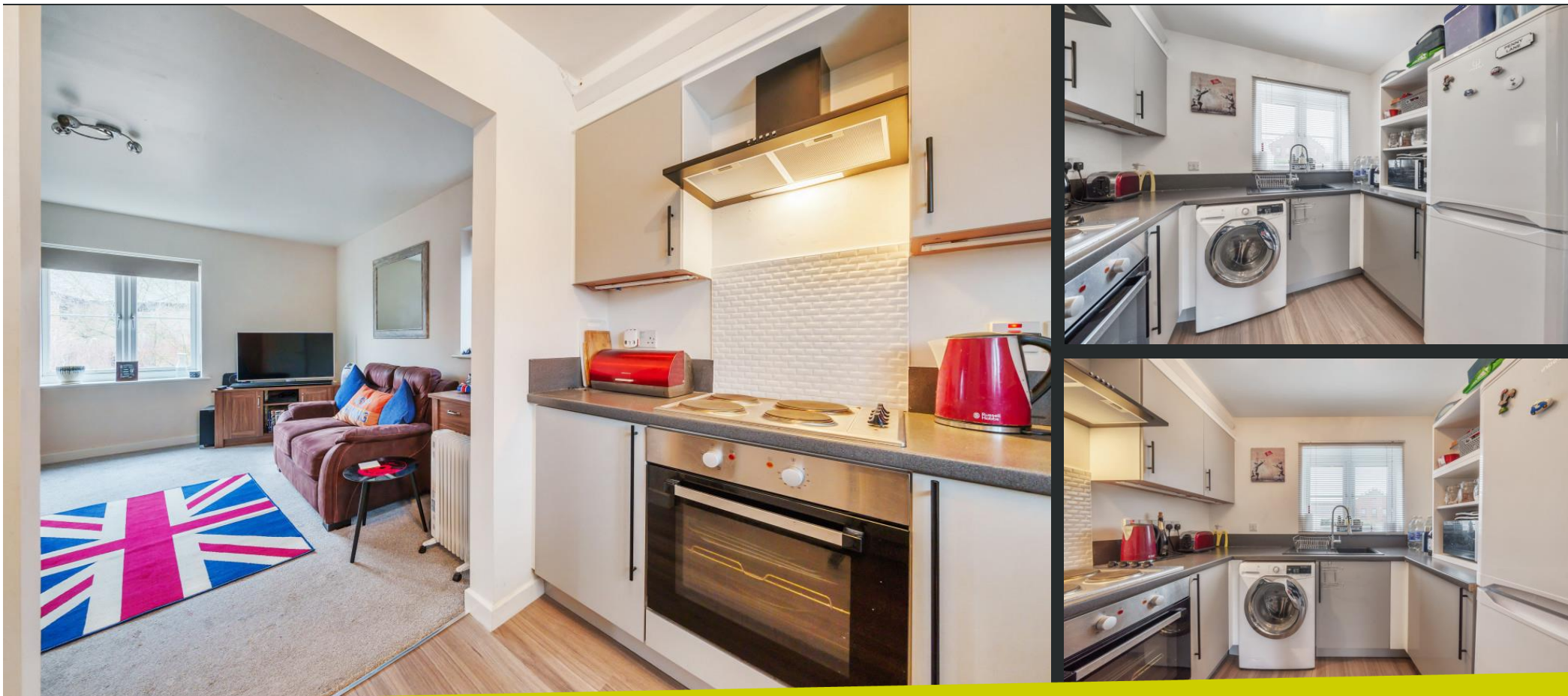
Flat 16, Manse Gardens, Haslers Lane,  
Dunmow, Essex, CM6 1BL

Offers in excess of: £200,000  
Leasehold

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Situated within walking distance to Great Dunmow town centre is this spacious and well-presented, two bedroom apartment with allocated parking. Making an ideal first time or investment purchase this modern apartment has plenty offer. Comprising two double bedrooms, three-piece bathroom suite, fitted kitchen area, spacious lounge diner, along with two allocated parking spaces to the side.

Ideally located within close proximity to Great Dunmow town centre offering numerous shops, cafes, pubs and other amenities for your convenience. You also benefit from easy access to the A120, and M11 if you need to commute, along with Stanstead mainline train station and airport situated only 4.5 miles away.

The property is leasehold with 106 years remaining on the lease. The annual service charge is £1600 and ground rent is £360 per annum. EPC Band C. Council Tax Band C.



2 Double Bedroom Apartment  
2 Allocated Parking Spaces  
Potential Rental Income £900 PCM  
Close to Town Centre  
EPC Band C & Council Tax Band C

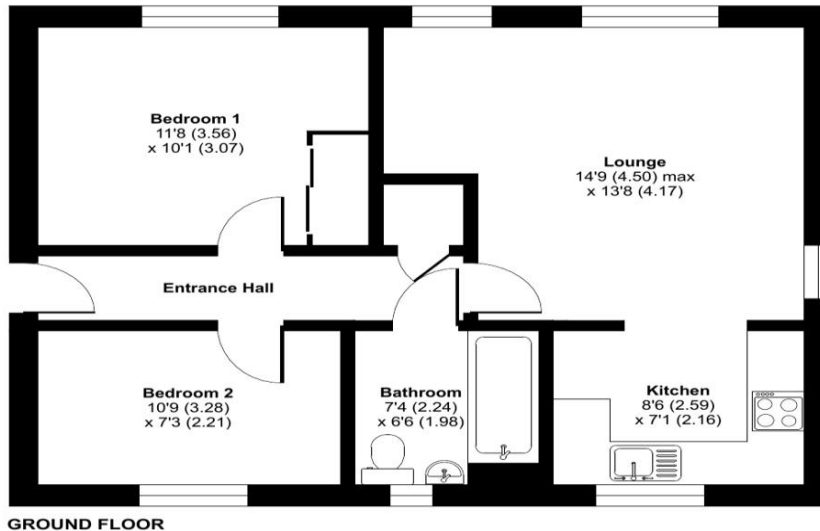
#### ADDITIONAL INFORMATION

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.

## Manse Gardens Haslers Lane, Dunmow, Essex, CM6

Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2024. Produced for Intercountry Estate Agents. REF: 1070499



**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 Intercountry.

**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 £60 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

Barclay House, 1 High Street, Dunmow, Essex, CM6 1UU

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