



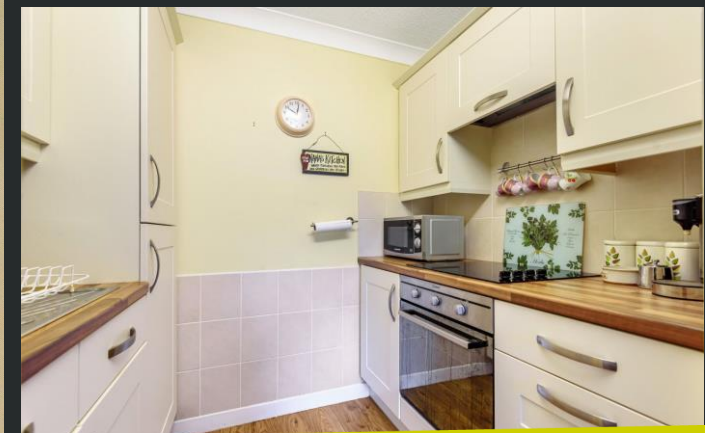
10 Croft Court, Braintree Road, Dunmow,
CM6 1HR

www.intercounty.co.uk

Asking Price: £129,500
Leasehold

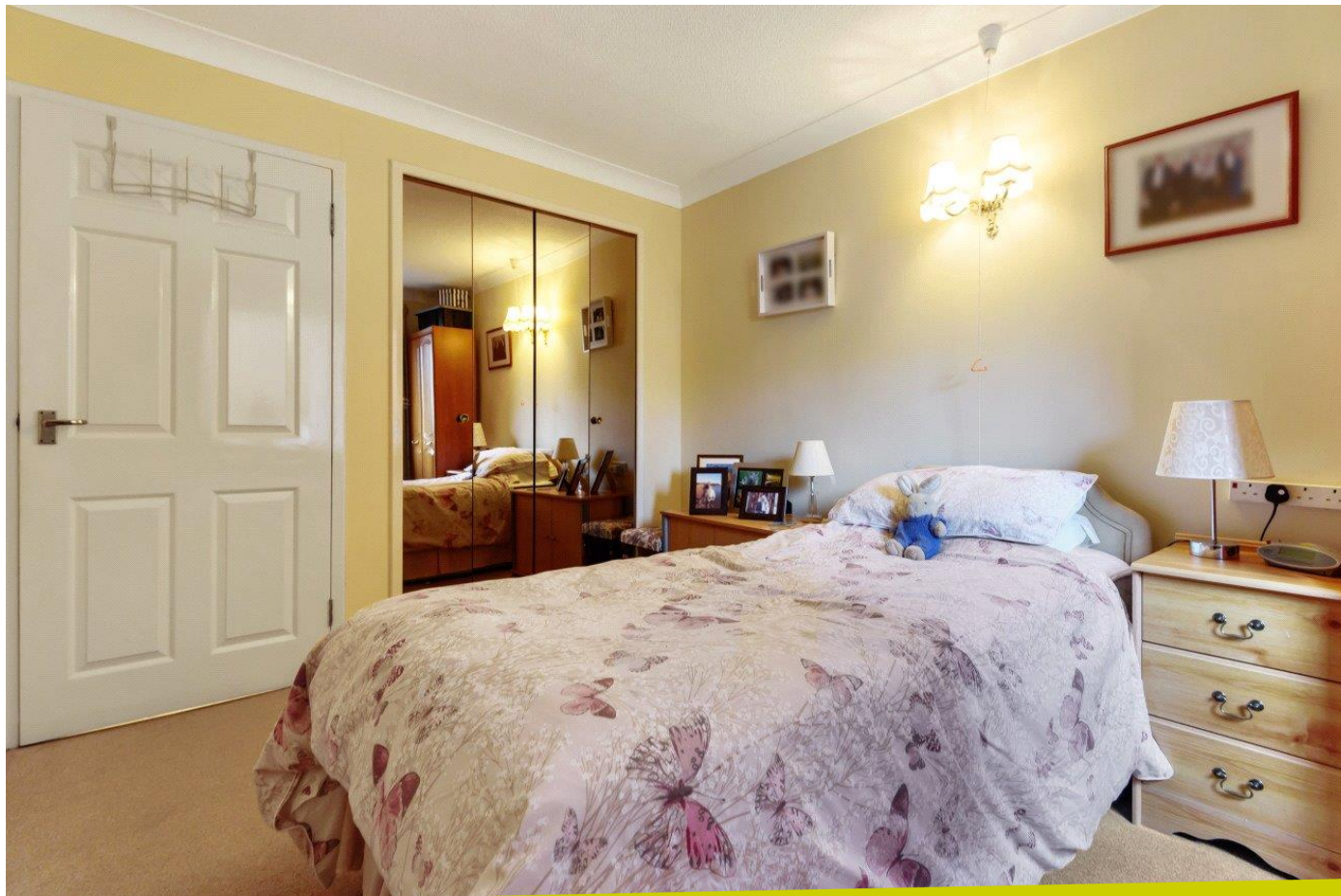


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Being offered with no onward chain, is this rarely available retirement apartment that benefits from its own private 18' balcony, situated in this highly regarded development right in the heart of the town centre. The accommodation comprises a good size double bedroom, modern shower room, hallway, fitted kitchen, reception room with door leading out to a private 18' balcony. Croft Court also benefits from 24-hour emergency call system, part time site manager, lift, dining services available, communal gardens, sitting room and laundry facilities. The minimum age is 60 years old, but for couples if one is over 60, then the partner can be 55+ years old.

The property is leasehold with 91 years remaining on the lease. The annual service charge is £2826.10, (£1413.05 payable each 6 months) and ground rent is £436.34 per annum (£218.17 paid each 6 months). EPC band B. Council Tax Band C.



- Double Bedroom
- Entrance Hall
- Shower Room
- Kitchen
- Living / Dining Room
- Generous Balcony
- Over 60's
- Lift & Communal Gardens
- 24 Hour Emergency Call System
- EPC Band B & Council Tax Band C

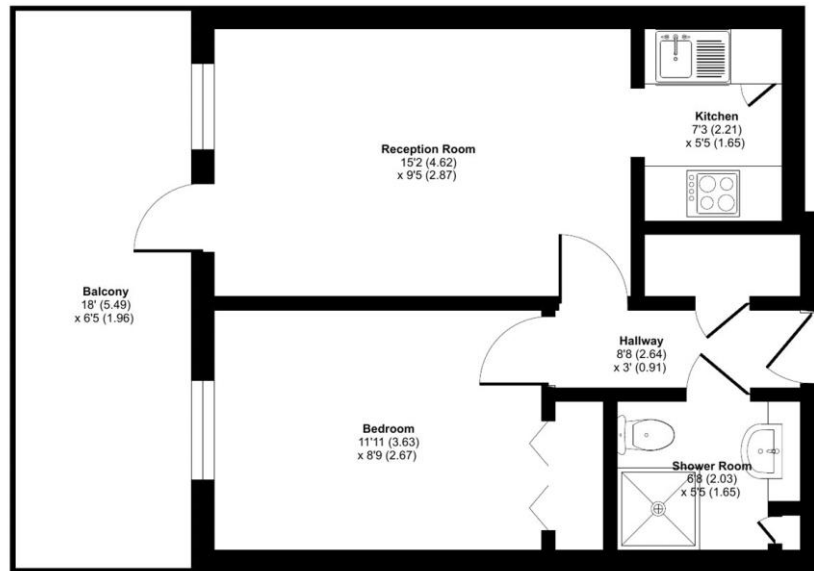
ADDITIONAL INFORMATION

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.



Braintree Road, Dunmow, CM6

Approximate Area = 400 sq ft / 37 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2022. Produced for Intercountry Estate Agents. REF: 809448



- Entrance Hall 8'8" x 3' (2.64m x 0.91m)
- Shower Room 6'8" x 5'5" (2.03m x 1.65m)
- Bedroom 11'11" x 8'9" (3.63m x 2.67m)
- Kitchen 7'3" x 5'5" (2.2m x 1.65m)
- Reception Room 15'2" x 9'5" (4.62m x 2.87m)
- Balcony 18' x 6'5" (5.49m x 1.96m)

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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