



# 1 Fern Court, Chequers Lane, Great Dunmow, Essex, CM6 1ZQ

- ONE BEDROOM APARTMENT
- PRIVATE TERRACED AREA
- GAS CENTRAL HEATING
- OPEN PLAN LOUNGE/KITCHEN
- INTEGRATED APPLIANCES
- VIEWING ESSENTIAL



## PROPERTY DESCRIPTION

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A ONE BEDROOMED GROUND FLOOR APARTMENT that is located within only a few hundred yards of the high street of Dunmow offering a variety of shops serving those everyday needs to include the Co-Op store and very accessible to Tesco store that is at Woodlands Park. The property also affords easy access to Stansted Airport and the M11 should it be needed. The property enjoys a lounge with open plan kitchen with built in and integrated appliances to include fridge/freezer, oven, hob, extractor and washer dryer; bathroom/w.c, gas fired radiator heating and single bedroom with immediate access to the private terraced area.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ACCOMMODATION

(WITH APPROXIMATE ROOM SIZES) Main entrance door leads to reception foyer and entry phone system. Apartment entrance door leads immediately into the

#### OPEN PLAN LOUNGE/KITCHEN

18' 11" x 11' 10" (5.77m x 3.61m) at its maximum. Window to front elevation. Two radiators. Tv aerial point. Entry phone. Fibre broadband capacity. Open plan to

#### Kitchen Area

Window to side. Fashionable black and white. Range of eye level wall mounted storage cupboards incorporating extractor fan. Built in fridge freezer with adjacent cupboard with Gloworm gas fired boiler supplying domestic hot water and central heating radiators. Storage cupboard under. Extensive worktops with inset single drainer sink unit with mixer taps, drawers and cupboards under and utility space, plumbing and built in washer dryer. Complementary tiling to walls. Electric single oven. Four-ring gas hob.

#### CENTRAL HALLWAY

Leads to bathroom and in turn to the bedroom.

#### BATHROOM

Panel enclosed bath, shower screen, mixer taps and shower, fully tiled to the bath and shower area. Pedestal wash hand basin with cosmetic cupboard under. Low flush w.c. Chrome ladder

### BEDROOM

11' 8" x 9' 8" (3.56m x 2.95m) Radiator. Double doors leading to paved terraced area for the use of the tenant.

### PARKING

Residents' car park is immediately behind with one allocated parking space and visitors' parking.

### SERVICES

All main services connected.



# FLOORPLAN



TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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