



Manor House, Gay Bowers Road, Danbury, CM3 4JQ

Council Tax Band D (Chelmsford City Council)



£170,000 Leasehold

Situated in a sought-after location in grounds of approximately 5 acres this well presented leasehold first floor apartment offers lift facilities and provides a comfortable and convenient lifestyle for those over the age of 60 looking to downsize or enjoy retirement.

ACCOMMODATION

Upon entering the apartment you are greeted by an inviting and spacious entrance hall with video entry for door release and built in storage cupboard. It provides access to the two well-proportioned bedrooms both with built in wardrobes and there is a separate shower room. The living room provides a relaxing space and features a decorative fireplace and enjoys gardens over the communal gardens. The kitchen area is fitted with shaker style units with laminate worktops and includes appliances comprising an electric cooker, integrated fridge/freezer and washing machine.

The apartment also boasts double glazed sash windows, gas central heating and a parking area for residents and visitors.

OUTSIDE

One of the standout features of this development is the expansive 4-acres of communal gardens which are a haven for wildlife and provide residents the chance to enjoy the picturesque surroundings and take leisurely walks amidst the beautiful greenery.

COMMUNAL FACILITIES

Residents also have access to a large communal lounge overlooking the well-maintained gardens and this space is ideal for residents to socialise in and enjoy the serene surroundings as well as attending the weekly coffee mornings held.

LOCATION

Located a short distance from Danbury Village Centre which is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park. The city of Chelmsford lies within 5 miles west of the village and provides an excellent range of recreational and shopping facilities as well as schooling which includes two outstanding Grammar Schools. The mainline station provides frequent services into London Liverpool Street and buses link the station with Sandon Park & Ride station which is less than 2 miles from Danbury.

Lease - A 125 year lease commenced on 25th March 2001.

Service Charge - The seller informs us that current charges are £1050 per quarter and are paid on a quarterly basis in arrears.

We are also informed that this charge includes a weekly bed change, bedding and towel laundry, weekly clean of approximately 1 hour, twice daily visit from support worker if required.

Other Services/Charges - We are informed that lunch and evening meals are available at an additional cost.

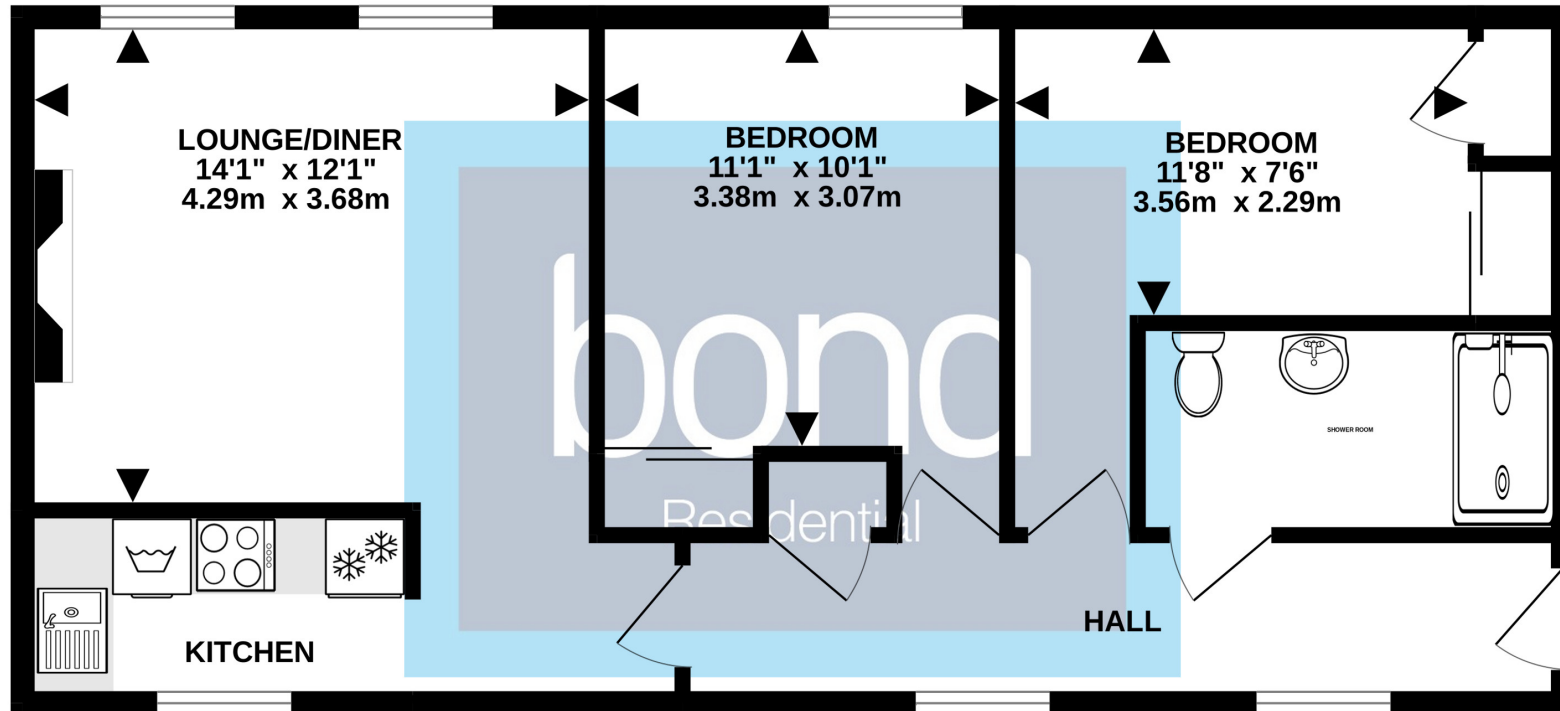
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|---|---|
| <ul style="list-style-type: none">• First floor apartment for over 60's• Fitted kitchen area• Shower room with mobility access• Residents Lounge• Weekly bedding & towel Laundry service included | <ul style="list-style-type: none">• Lounge/diner with decorative fireplace• Two bedrooms with built in wardrobes• 5 acres of communal grounds• Gas central heating and double glazing• Daily visit from support worker included |
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GROUND FLOOR 631 sq.ft. (58.7 sq.m.) approx.

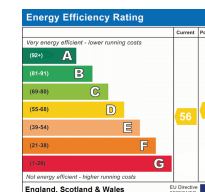


TOTAL FLOOR AREA : 631 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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