

bond
Residential



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

Council Tax Band D (Chelmsford City Council)



£175,000 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 and a separate shower room. The living room provides a relaxing space and features a decorative fireplace and enjoys views over the communal gardens. The kitchen area is fitted with shaker style units with laminate worktops and includes appliances comprising an electric oven and hob, dishwasher and integrated fridge/freezer. The apartment also boasts double glazed sash windows, calor 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.

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

Service Charge - The seller informs us that current charges are £4,140 PA 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.

- First floor apartment for over 60's
- Lounge/diner with decorative fireplace
- Shower room with mobility access
- Weekly bedding & towel Laundry service included
- 4 acres of communal grounds
- Two bedrooms
- Fitted kitchen with integrated appliances
- Residents Lounge
- Daily visit from support worker included
- Calor gas central heating

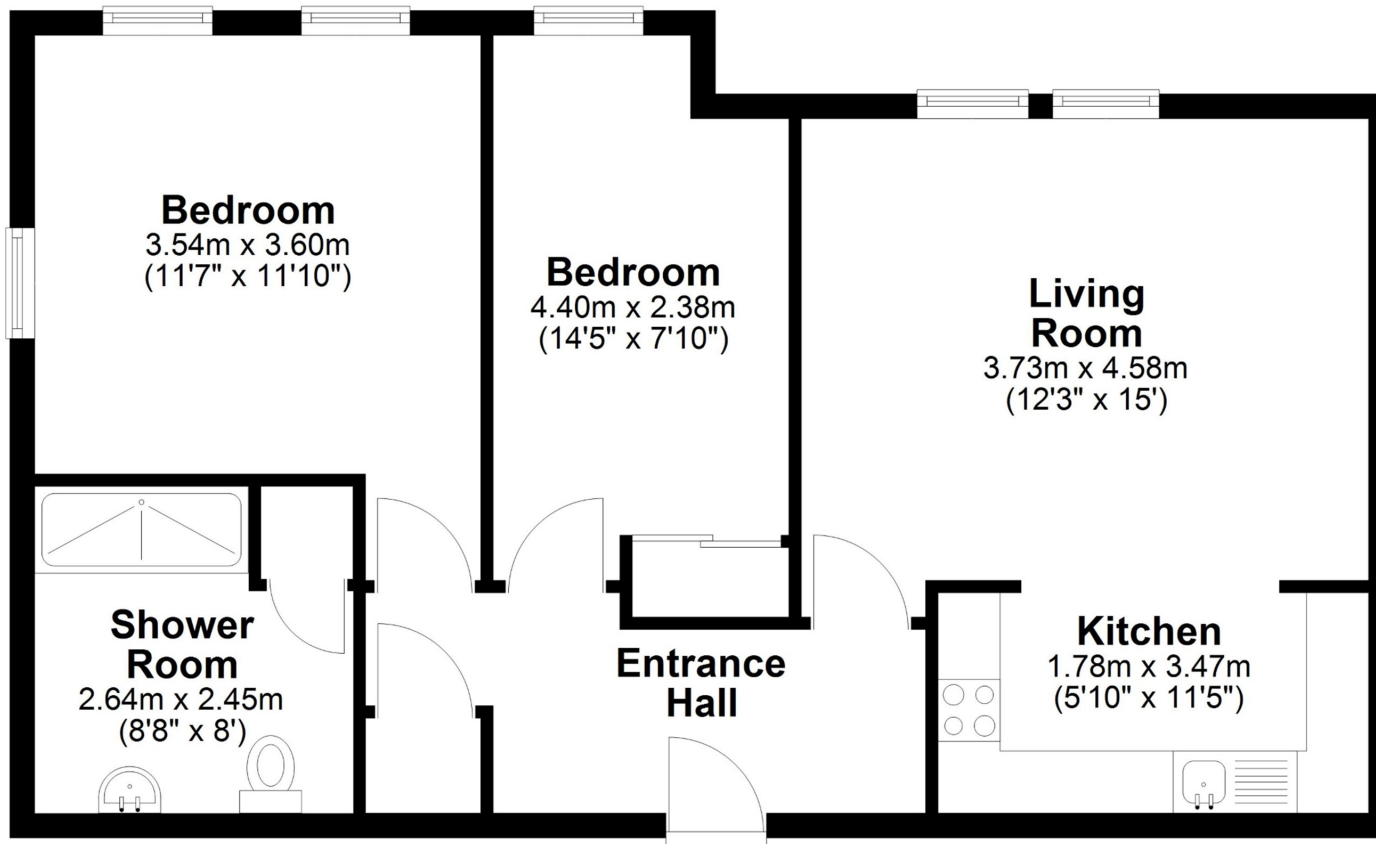








First Floor



APPROX INTERNAL FLOOR AREA 64 SQ M (690 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate **NOT** to be used for valuation purposes. **Copyright Bond Residential 2025**

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