



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

Council Tax Band D (Chelmsford City Council)



£195,000 Leasehold

Set in grounds of around 5 acres this ground floor two bedroom apartment with views over the gardens, refitted kitchen and wet rooms, redecorated, offered with no onward chain, for over 60's looking to downsize or retire into a property that is ready to move into and enjoy.

ACCOMMODATION

The apartment shares an entrance lobby with one other property with personal post box, access via front door into a spacious hallway with storage cupboard. The hallway provides access to all rooms including the refitted kitchen with integrated dishwasher, fridge, microwave and ceramic hob. There are two bedrooms, the principal bedroom has fitted wardrobes and enjoys views to the rear across the extensive gardens. The lounge/diner has a decorative feature fireplace, and also enjoys views to the rear over the extensive gardens. The bathroom has been refitted into a wet room with walk in shower, wash hand basin on vanity unit, close coupled wc and ladder style towel radiator.

The apartment also boasts double glazed sash windows, calor gas central heating and an allocated parking space as well as an 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 125 Years from 25th March 2001

Service Charge - The seller informs us that current charges are £4,400 PA (TBC) 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.

- Ground floor two bedroom apartment for over 60,s
- Refitted wet room with walk in shower
- Residents lounge
- Daily visit from support worker included
- 4 acres of communal grounds
- Refitted Kitchen with some integrated appliances
- Lounge and main bedroom with views over the gardens to rear
- Weekly towel and bedding laundry service included
- Allocated parking space and visitor parking
- Calor gas central heating

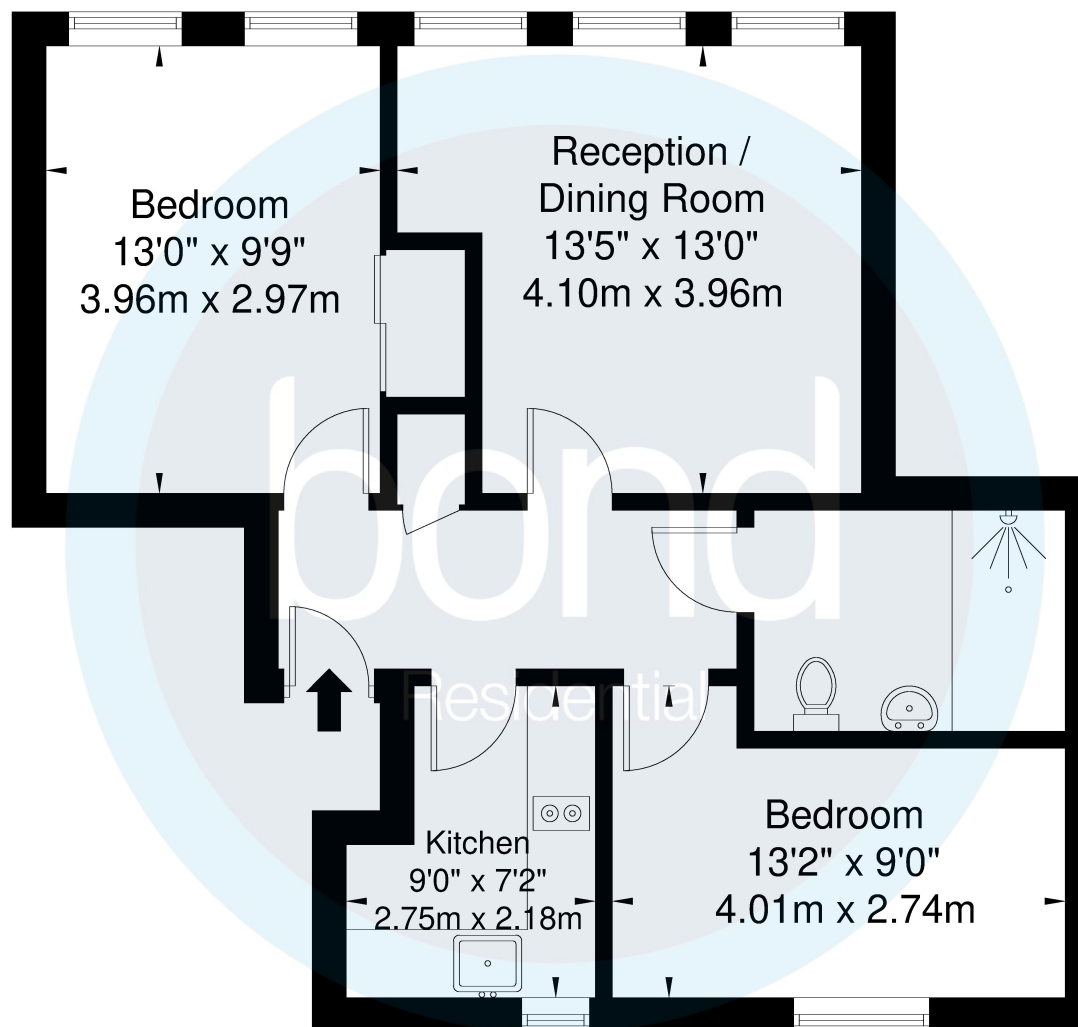








Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



For Illustration Purposes Only - Not To Scale

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