



Sandon Brook Manor, Sandon Brook Place, Sandon, Chelmsford, CM2 7UJ

Council Tax Band D (Chelmsford City Council)

 1  2  2

Guide Price £325,000 - £350,000 Leasehold

Being sold with no onward chain is this stunning two bedroom ground floor apartment forms part of the former Sandon Brook Manor House and features accommodation comprising an entrance hall, living/dining room with feature display only fireplace and wood panelling, fitted kitchen, master bedroom with feature bay window and en suite shower room, further double bedroom and bathroom with modern white suite.

Externally the property is set in communal grounds with landscaped communal gardens, two allocated parking spaces and the property has the added benefit of a private covered terraced area which leads to the property which provides an excellent outdoor seating area.

LOCATION

Discover the idyllic village of Sandon, nestled between Great Baddow and Danbury, offering a sought-after lifestyle in a picturesque setting. This desirable location boasts easy access to local amenities, stunning walks along canals and locks, and excellent schooling options. Sandon is home to a popular local pub, providing a friendly hub for residents to unwind and socialize. The village also benefits from its proximity to Chelmsford Park & Ride Station, making commuting a breeze. With the A12 and A130 trunk roads nearby, exploring the wider area is convenient and effortless. Families will appreciate the range of schooling options available in the vicinity. Baddow Hall Infant and Junior School, Sandon Secondary School, Elm Green Preparatory School, and Heathcote Preparatory School and Nursery are all within easy reach, ensuring quality education for children of all ages.

For those seeking city amenities, Chelmsford City Centre is just a short distance away, offering a wealth of shopping, dining, and entertainment options. The mainline station provides quick and direct services to London Liverpool Street, with an journey time of approximately 32 minutes. Nature enthusiasts will delight in the abundance of local public footpaths, offering scenic walks and the opportunity to explore the beautiful surroundings.

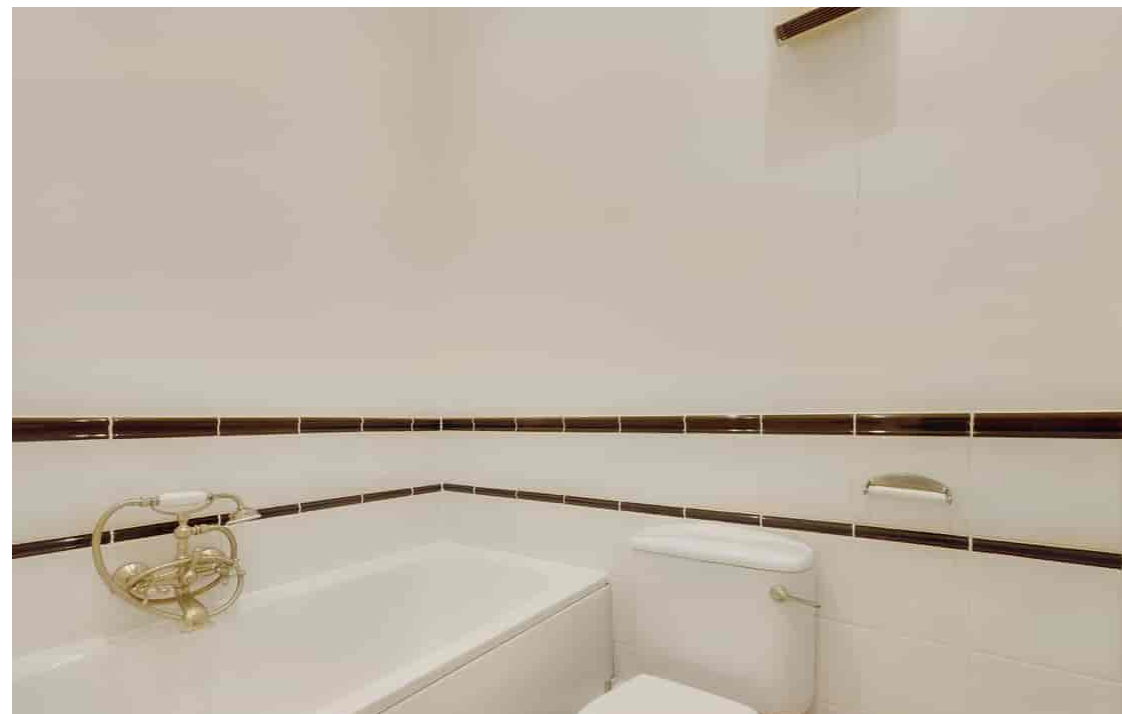
Whether you prefer leisurely strolls or more adventurous hikes, Sandon provides the perfect backdrop for outdoor enthusiasts. Don't miss the chance to experience the charm and convenience of village living in Sandon.

Tenure: Leasehold **Lease:** 125 years from 24 June 2001 **Ground Rent:** £150 per annum **Service Charge:** £3046 per annum **Council Tax Band:** D **EPC Rating:** E

- Stunning Ground Floor Apartment
- Fitted Kitchen
- En Suite Shower Room To Master Bedroom
- Two Allocated Parking Spaces
- Covered Terraced Seating Area

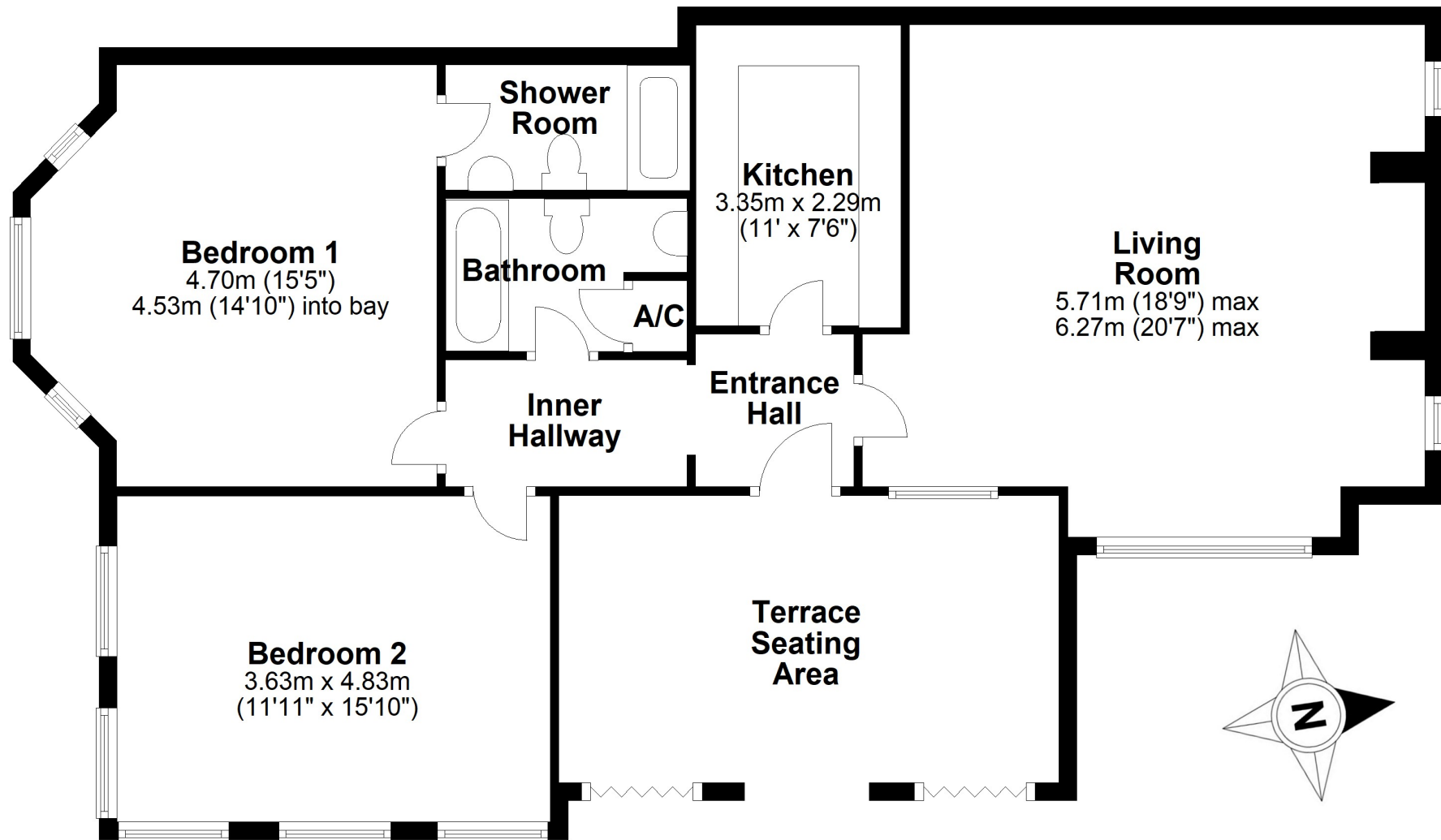
- Living/Dining Room With Feature Fireplace
- Two Double Bedrooms
- Bathroom
- Communal Gardens
- No Onward Chain







Ground Floor



APPROX INTERNAL FLOOR AREA 95 SQ M (1020 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.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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