



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

Council Tax Band D (Chelmsford City Council)



£160,000 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 55 looking to downsize or enjoy retirement.

Upon entering the apartment you are greeted by an inviting and spacious entrance hall with video entry for door release and built in storage which provides mobility access to the two well-proportioned bedrooms, there is also a wet room with mobility access ensuring convenience and comfort. The living room provides a relaxing space and opens into the adjacent kitchen area which is fitted in shaker style units with laminate worktops and includes integrated appliances comprising integrated electric hob, electric and a fridge/freezer. The apartment also boasts double glazed sash windows, gas central heating and a parking area for residents and visitors.

One of the standout features of this development is the expansive 5-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. 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. The A12 & A130 are also a couple of miles distant from the house

LEASE -

A 125 year lease commenced on 25 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.

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

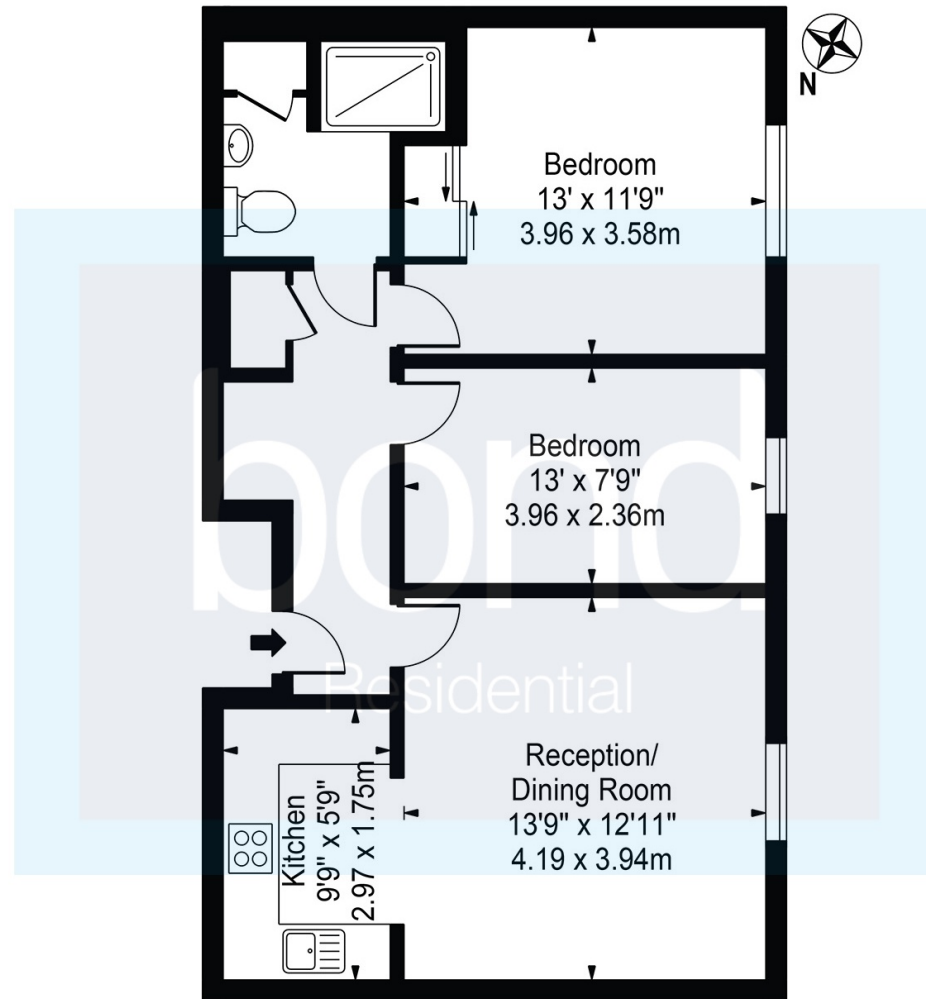
We are informed that lunch and evening meals are available at an additional cost.

- Two bedroom first floor retirement apartment
- Living room
- Mobility access wetroom
- Lift and stairs to all floors
- 5 Acres of landscaped communal grounds
- Spacious entrance hall with built in storage
- Fitted kitchen with shaker style units and integrated appliances
- LPG gas central heating and double glazed sash windows
- Residents Lounge
- No onward chain





Approx. Gross Internal Area 644 Sq Ft - 59.83 Sq M

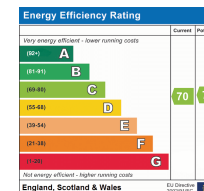


First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.



10, Maldon Road,
 Danbury, Essex, CM3 4QQ
 Telephone: 01245 222856
 Website: www.bondresidential.co.uk