



Maldon Road, Danbury, CM3 4QQ

Council Tax Band B (Chelmsford City Council)



£269,950 Leasehold



Set on the first floor of this much pictured historic Grade II Listed building in the centre of the village a deceptively spacious maisonette which features its own enclosed garden area and enjoys views of the famous village green and pond.

## ACCOMMODATION

Entering this spacious maisonette via a generous entrance hall the stairs lead up to the first floor and landing area from which of all the living accommodation can be accessed. The spacious front facing lounge features a large brick fireplace and overlooks the village green and duckpond. The kitchen/diner which extends to 19ft overlooks the rear garden area, there are two double bedrooms and a bathroom/wc. The property offers scope for purchasers to make further improvements and benefits from gas central heating with a new boiler was installed in September 2024.

## OUTSIDE

To the rear of the property there is an enclosed garden. The garden features a lawned area with established flowers and shrubs. There is also hardstanding being suitable for off road parking. To the rear boundary there is a large timber shed measuring approximately 18' x 10'.

## Ground Rent

To pay the rent of a peppercorn

## Buildings Insurance

To pay as further rent a third of the sum which the Landlord spends each year during the lease to insure the property as is required within the lease.

## Maintenance Costs

To pay the landlord 50% of costs incurred by the landlord for external decorations as required within the lease every 3 years.

To pay on demand 50% of the cost incurred in carrying out the obligations in the lease to provide services.

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• First floor maisonette in GD II listed building</li><li>• Spacious lounge &amp; kitchen/diner</li><li>• Gas central heating with new boiler installed in 2024</li><li>• No onward chain</li><li>• Overlooking Danbury village green</li></ul> | <ul style="list-style-type: none"><li>• Two double bedrooms</li><li>• Bathroom/wc</li><li>• Enclosed garden area with outbuilding and parking space</li><li>• Long lease with no ground rent and proportionate maintenance &amp; insurance costs</li><li>• Scope for improvement</li></ul> |
|---|--|

















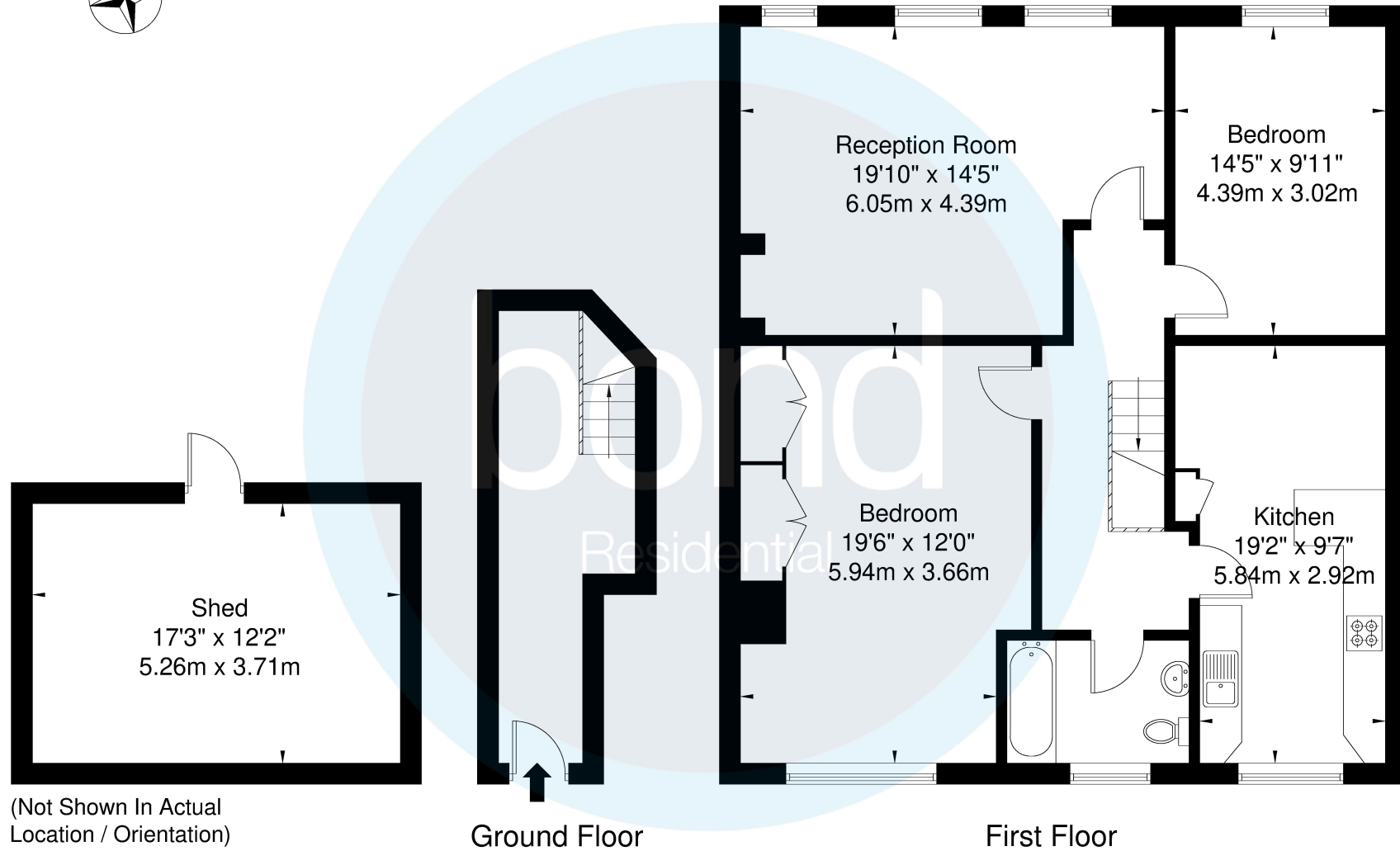




Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft

Shed = 19.4 sq m / 208 sq ft

Total = 126.2 sq m / 1357 sq ft



**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, 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.