



# Gay Bowers Road, Danbury, CM3 4JQ

Council Tax Band D (Chelmsford City Council)

 1  2  1

Guide Price £160,000 Leasehold

Situated in a sought-after location in grounds of approximately 5 acres this well presented leasehold ground floor apartment offers 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 entrance hall which provides access to the two well-proportioned bedrooms. Bedroom 1 boasts lovely south-facing views of the communal gardens, while bedroom 2 offers a large walk-in storage cupboard, there is also a modern shower room, ensuring convenience and comfort.

The living room provides a relaxing space with a pleasant outlook to the gardens as well as opening into the adjacent kitchen area which has been re-fitted by the current owner and features integrated appliances. The apartment also boasts double glazed windows, gas central heating and 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 socialize and enjoy the serene surroundings.

Don't miss out on this fantastic opportunity to own a spacious and well-appointed ground floor apartment in a desirable location.

Contact us today to arrange a viewing and experience the charm and tranquility of this wonderful development.

## 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.

Ground Rent/Service Charge - The seller informs us that current charges are £1245 per annum and are paid on a quarterly basis.

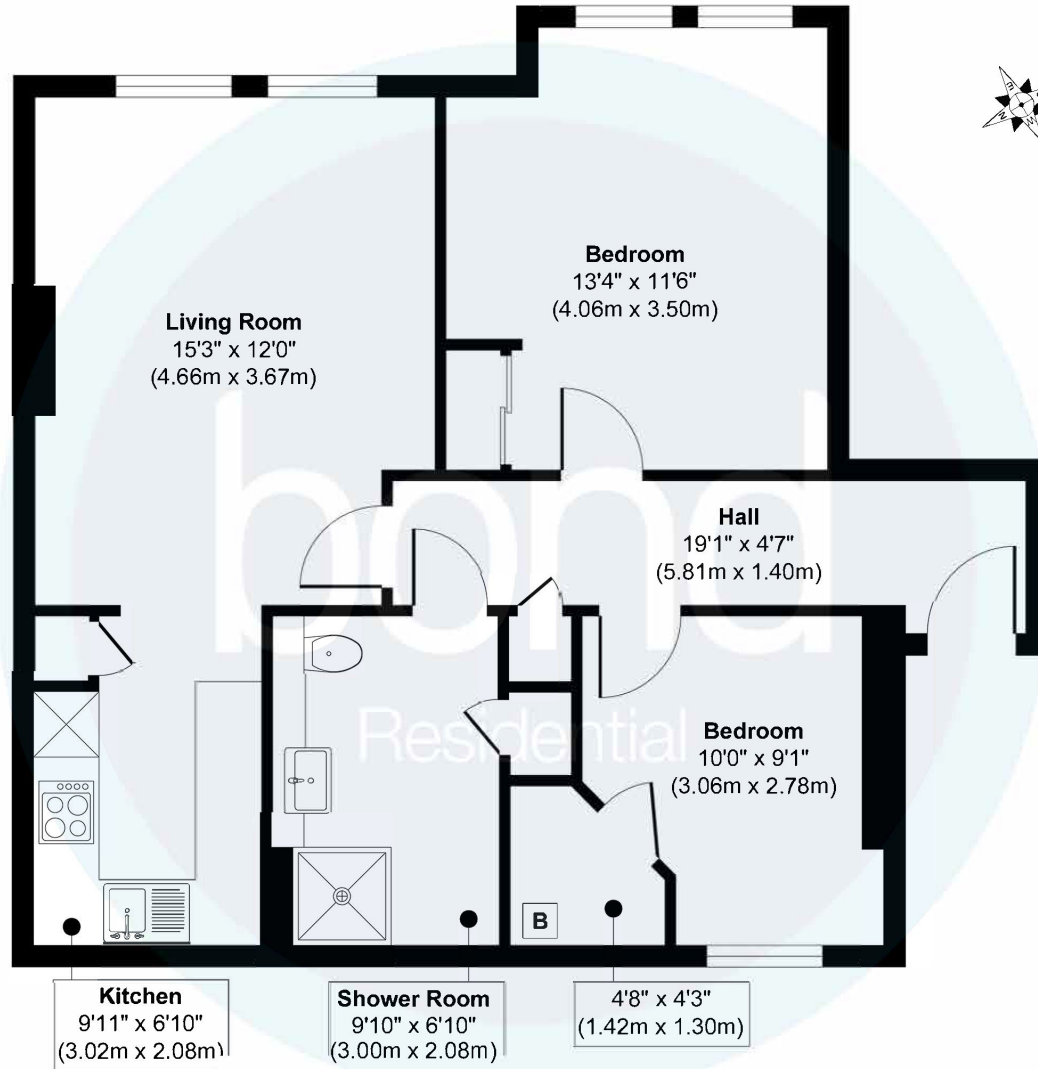
Service Charge -

We understand from the seller that there is an option at an additional cost for an emergency cord response which is linked to the nearby nursing home. We are informed that lunch and evening meals are available at an additional cost and that the care workers from the nursing home can visit residents twice a day.

- **Over 55's Development**
- **Spacious living room overlooking grounds to rear**
- **Shower room**
- **Residents communal lounge and laundry room**
- **Residents and Visitors parking facilities**
- **Two bedroom ground floor apartment**
- **Newly fitted kitchen with integrated appliances**
- **Gas central heating & double glazing**
- **Situated within 5 Acres of Communal Gardens**







**Approx. Gross Internal Floor Area 670 sq. ft / 62.31 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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

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.

Energy Efficiency Rating		Current	Potential
100%	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
0-20%	<b>G</b>		
Not energy efficient - higher running costs		77	77
England, Scotland & Wales		EU Standard 2002/91/EC	

