

**FOR SALE**



**Manors House Gay Bowers**  
**£159,995**

  
**MARTIN&CO**



# Manor House Gay Bowers

2 Bedrooms

£159,995

- OVER 60's RETIREMENT APARTMENT
- NO ONWARD CHAIN
- SET IN 5 ACRES OF MANAGED GROUNDS
- TWO BEDROOMS
- FITTED KITCHEN
- SITTING ROOM
- WETROOM WITH SHOWER & WC
- GROUND FLOOR

**INTRODUCTION** Offered with NO ONWARD CHAIN, a spacious GROUND FLOOR over 60's retirement TWO bedroom apartment set in 5 acres of grounds, offering spacious accommodation. The property benefits from a good sized sitting room opening to open plan fitted kitchen with appliances, gas fired radiator heating as well as a refitted wet room with shower and wc. The bedrooms benefit from fitted wardrobes. Access is via security entrance to communal entrance hall/foyer with stairs and lifts to all floors. Residents have access to a large communal lounge overlooking the well maintained and managed gardens to the rear which is a haven for wildlife including deer, rabbits, squirrels and birds. There are a number of services available, including meals, washing of towels and bedding, cleaning and window cleaning. In addition, available to residents are hairdressing services and chiropodist provided at St Joseph's next door. There are also support workers available during the morning and evening, available to assist if required. The village of Danbury has a host of facilities including medical centre, dentist, vets, sports and social centre, co-op supermarket and post office, to name but a few. There is park and ride from Sandon to Chelmsford City with its major facilities including mainline railway to London Liverpool Street. Danbury



is surrounded by managed and protected Woodland.

**MAIN COMMUNAL ENTRANCE** Accessed via double doors into lobby area, with security call system or fob operated to access the main entrance foyer. There are stairs to the first floor as well as a lift, and access to the communal lounge. Access to the property, which is situated on the ground floor.

**ENTRANCE HALL** 15' 5" x 5' 9" >3'10" (4.7m x 1.75m) > 1.17m Spacious entrance hall with wall mounted security entrance phone, large double storage cupboard, coving to smooth plastered ceiling.

**SITTING ROOM** 13' 10" x 13' 00" (4.22m x 3.96m) With double glazed sash windows to the front, concealed radiator, feature fire place with inset ornamental fan heater, coving to smooth plastered ceiling, open to:

**KITCHEN** 9' 9" x 5' 9" (2.97m x 1.75m) Fitted kitchen comprising a range of eye level and floor standing

wood fronted units with fitted worktops. Inset stainless steel sink unit and drainer, four ring electric hob with extractor over, Neff cooker, integrated washer dryer, integrated fridge and freezer, cupboard housing the Vaillant gas boiler (LPG).

**MAIN BEDROOM** 11' 11" x 10' 9" (3.63m x 3.28m) Double glazed sash window to front, wardrobe cupboard along one wall with full height storage, concealed radiator, coving to smooth plastered ceiling.

**BEDROOM TWO** 13' 00" x 7' 11" (3.96m x 2.41m) Double glazed window to front, concealed radiator, coving to smooth plastered ceiling. This room is suitable as a dining room, study or second bedroom.

**BATHROOM / WET ROOM** 7' 10" x 5' 10" + 2'4" recess (2.39m x 1.78m >0.71m) Refitted as a shower/wet room by the current vendor, with wall mounted recess shower, wall mounted grab handle and shower seat, wash hand basin hung on unit with storage shelf





above and large mirror with lighting, concealed cistern wc, wet room flooring, concealed radiator with towel rail above, extractor fan, fully tiled walls, coving to smooth plastered ceilings.

**COMMUNAL LOUNGE** On the ground floor is a large communal lounge with sofa seating and table and chairs, feature fire, windows with views across the gardens as well as double doors opening onto the garden and seating area.

**FRONTAGE AND PARKING** To the front of the property is a parking area with resident parking and separate area for visitor parking, with lawn areas and hedging screening the property from the road.

**GARDEN AREAS** The property sits within pleasant managed grounds of just under 5 acres, with seating areas, lawn expanses and summer house. Deer and other wildlife are often seen in the grounds which are unoverlooked.

**AGENTS NOTES** The Lease is 125 years  
Commencement Date TBC.

We are advised the service charge for this apartment includes the following (some are optional so can be :

- Window Cleaning
- Changing Light Bulbs
- Towels Washed
- Bedding Sheets Washed
- Cleaner once per week
- Gardening
- Buildings Insurance

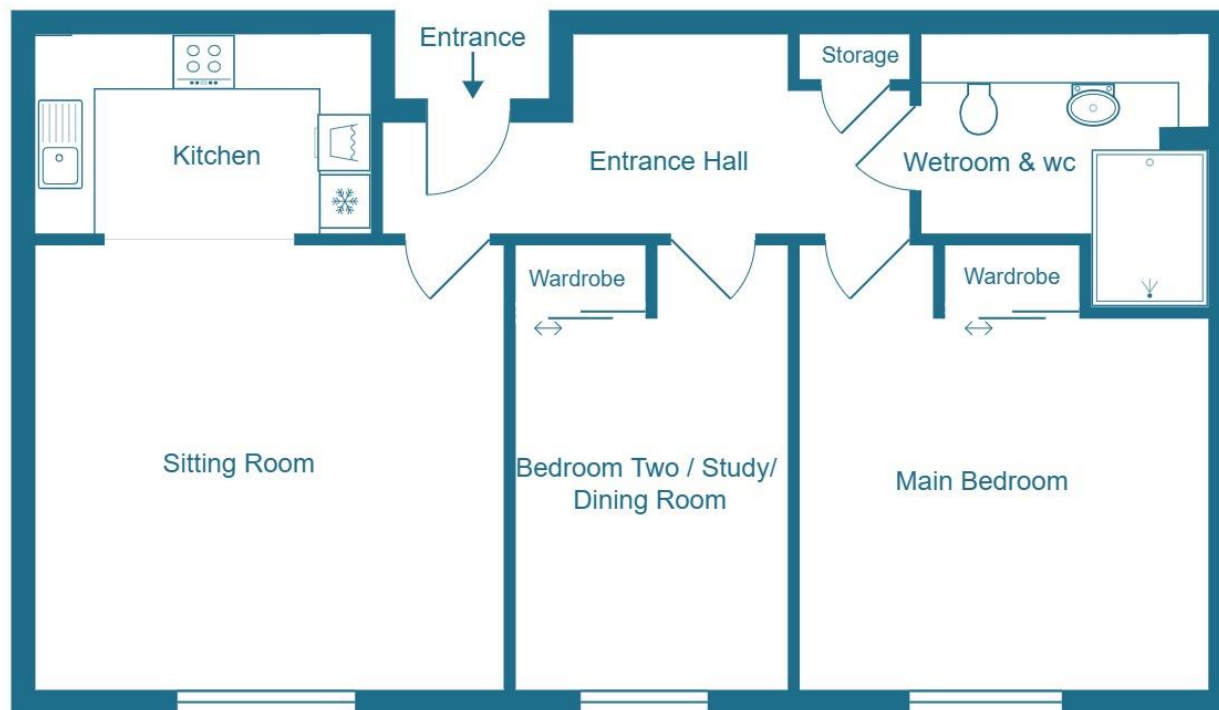
Service charge includes above £1080 per quarter, to be confirmed by your solicitor.  
Services delivered at an extra charge if not included in above:  
Lunch and/or supper provided by Nursing Home  
weekly menu provided  
Lunch - £5.00 Delivered to door  
Supper - £3.50 Delivered to door











All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Martin & Co Danbury

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.