

Paul Mason Associates

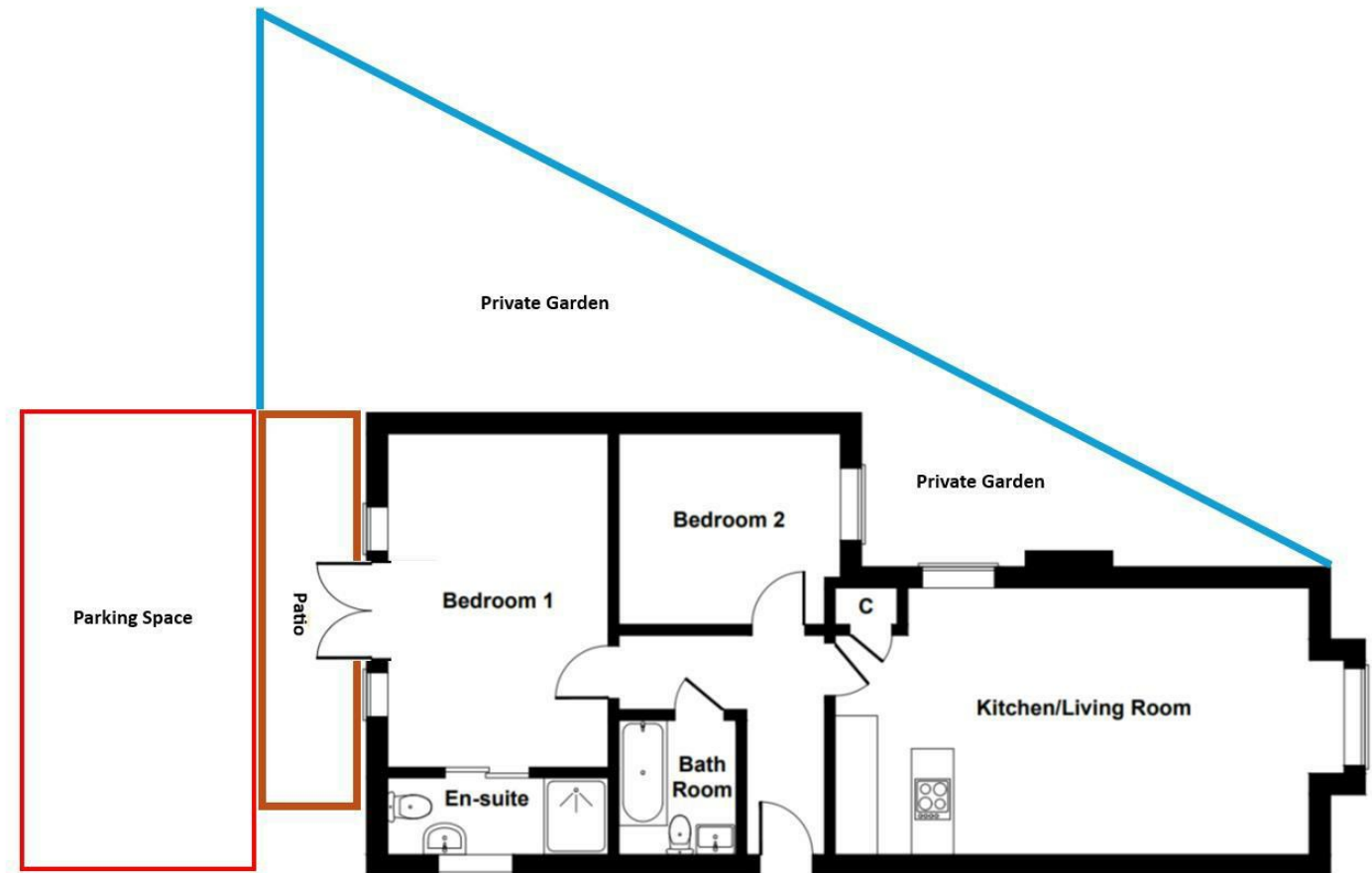


Butts Lane, Danbury, CM3 4NP  
Guide price £350,000

- Ground floor apartment built in 2018
- NO ONWARD CHAIN
- Private garden
- Two double bedrooms
- Ensuite shower room
- Family bathroom
- Open plan lounge, kitchen and breakfast area
- Allocated parking
- Close to Eves Corner
- EPC - B

\*\*\* GUIDE PRICE £350,000-£375,000 \*\*\* A modern ground floor two double bedroom apartment with private garden, situated close to the centre of Danbury. The property is well presented throughout with modern kitchen with built-in appliances, family bathroom and en-suite shower room. There are two double bedrooms with bedroom one benefitting from glazed french doors that open to the garden. The main living area features a log burning stove and opens to the kitchen with breakfast bar making it an ideal space for entertaining. The apartment comes with an allocated parking space which is adjacent to the property and secluded private garden, as well as communal gardens and visitor parking. The area is very sought after, renowned for Danbury Common and Danbury Lakes, which provide wonderful walks. There are local shops, doctors, school and popular eateries. Approx. 6 miles from the residence is Chelmsford city centre with shopping facilities, nightlife and mainline train station into London Liverpool Street. NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>82</b>	<b>82</b>	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



**GROUND FLOOR**

## Distances

Danbury Park School - 0.9 miles  
St Johns School - 0.2 mile  
Heathcote - 0.1 mile  
Village centre - 140 yards  
A12 - 2.5 miles  
Chelmsford City Centre - 6 miles  
London Stansted Airport - 23 miles

All distances are approx.

## Accommodation

### Communal Entrance

Security entrance door and further entrance door leading to:

### Entrance Hall

Wood flooring and inset ceiling lighting. Access to the loft space.

### Open Plan Lounge, Kitchen and Breakfast area

7.07m x 3.82m (23'2" x 12'6")  
Window to front and side. Full height modern units to one wall incorporating fridge, freezer, oven and microwave. Matching peninsular base units, complimentary work tops over incorporating sink unit with mixer taps and hob with pop up extractor, breakfast bar to one side. Integrated dishwasher and wine cooler. Wood flooring and recess for log burning stove. Built-in utility cupboard with plumbing for washing machine and wall mounted gas boiler. Inset ceiling lighting.

## Bedroom One

4.69m x 3.16m (15'4" x 10'4")  
Glazed french doors and windows to rear. Inset ceiling lighting and door to:

### Ensuite

White suite comprising double width shower cubicle, inset wash hand basin with vanity unit below and low level w.c. with concealed cistern. Tiled walls and floor. Heated towel rail. Inset ceiling lighting and obscure window to side.

## Bedroom Two

Window to side and inset ceiling lights.

## Family Bathroom

White suite comprising bath with central taps and shower attachment, inset wash hand basin with vanity unit below and low level w.c. with concealed cistern. Tiled walls and floor. Heated towel rail, inset ceiling lighting and obscure window to side.

## Exterior

Private garden which has a seating area and raised display flower beds. Additional concealed storage area with outside tap. Allocated parking space adjacent to property. Additional communal gardens with various shrubs and paved seating area.

## Leasehold Information

We have been informed the below information regarding the lease

Length of Lease  
119 years remaining.

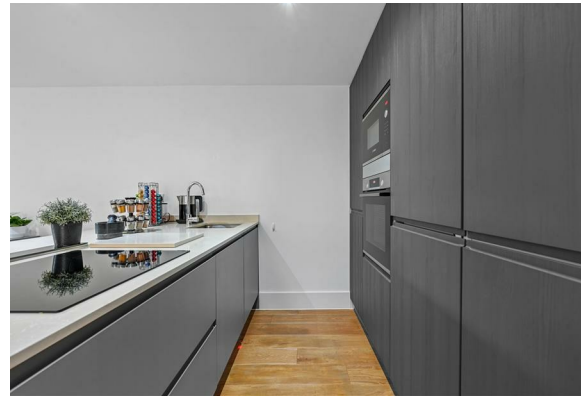
Ground Rent  
£250 per annum.  
Service Charge  
£2500 per annum.

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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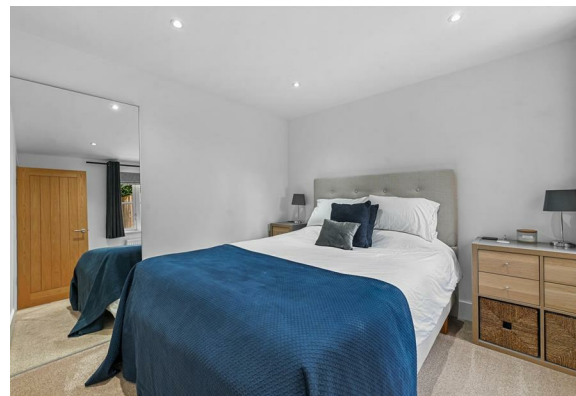
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Paul Mason Associates Limited Registered in England Number - 6767946  
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