



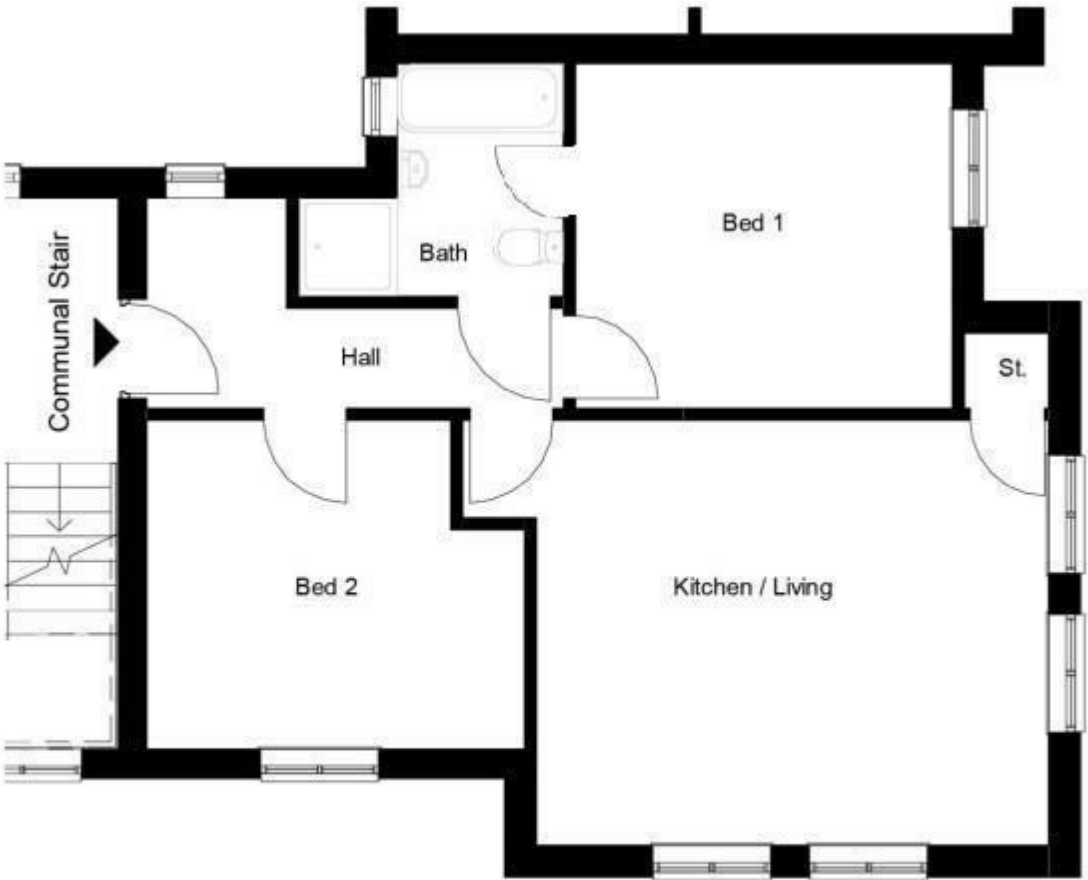
Paul Mason  
Associates

Butts Lane, Danbury, CM3 4NP  
Guide price £325,000



- First floor
- Two double bedrooms
- Jack and Jill ensuite
- Open plan lounge, dining and kitchen
- Car port
- Communal gardens
- Close to village centre
- No onward chain
- EPC - B
- Long lease length

A modern first floor two double bedroom apartment, situated close to the village centre. 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 a "Jack and Jill" ensuite bathroom with separate shower. The main living area opens to the kitchen with breakfast bar making it an ideal space for entertaining. The apartment comes with an allocated parking space which is a car port, visitor parking and access to a communal gardens. 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



Floorplan

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>	84	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

### 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

#### Entrance Hall

#### Open Plan Lounge, Dining and Kitchen

6.62m x 4.32m (21'8" x 14'2")

#### Bedroom

3.87m x 3.39m (12'8" x 11'1")

#### Jack and Jill Ensuite

#### Bedroom

3.86m x 3.52m (12'7" x 11'6")

### Exterior

### Viewings

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

### Important Notices

We wish to inform all

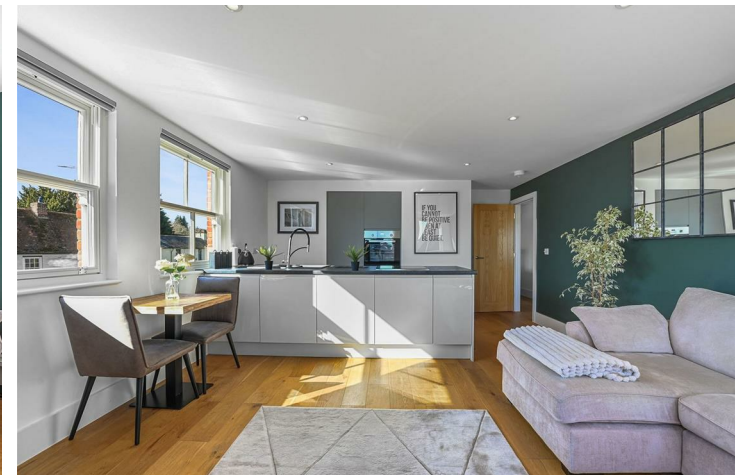
prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars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

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

### Property Information

Lease Length - 125 years from  
and including 1 January 2018  
Ground Rent: £250  
Service Charge: £2,677.93





**Paul Mason** Associates

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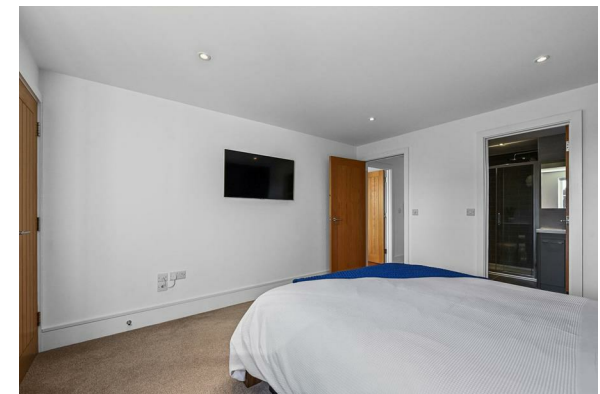
Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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