



14 Quinlan Court Mill Lane, Danbury , Essex CM3 4HX
£435,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LUXURY APARTMENT located within the heart of Danbury village and within minutes walk from the village centre and many amenities including doctors, dentists, chemists and a supermarket. Built in 2011, this Palladian architectural style residence affords many glorious features including highlighted quoins to the brickwork, magnificent central triangular pediment, masonry lintels and sills, and sliding sash windows. This first floor apartment enjoys wonderful countryside views and also high efficiency Air-Source Heat Pump under-floor heating and domestic hot water. Quinlan Court is specifically designed for the over 55's. No onward chain. Energy Rating C.

Quinlan Court directly faces protected common/woodland, ideal for country walks. Bus services to Maldon and Chelmsford plus easy access to the A12 and the Park and Ride at Sandon, both of which just 2.5 miles away. All of the first floor apartments are serviced by a lift as well as three staircases, and enjoy views across the National Trust land opposite.

Accommodation Comprising

Entrance Hall 16'5 x 5' (5.00m x 1.52m)

Panelled entrance door. Cupboard housing consumer unit and boiler. Additional cupboard housing hot water cylinder. Access to roof space with loft ladder. The loft is quite large, has a window and is fully boarded. Doors to:

Lounge 17'>16'1 x 10'6 (5.18m>4.90m x 3.20m)

A lovely dual aspect room offering views over the gardens and countryside. Three sash windows. Door to:

Kitchen 7'7 x 6'9 (2.31m x 2.06m)

Sash window. Range of base and eye level units with inset 1 & 1/2 bowl sink unit and work surfaces. Built-in oven, hob with extractor over. Integrated fridge freezer, washing machine and slimline dishwasher. Part tiled to walls and tiled floor.

Bedroom One 14'6 x 12'4 (4.42m x 3.76m)

Two sash windows overlooking the gardens. Door to:-

Ensuite Shower Room

Three piece suite comprising large shower cubicle, wash hand basin with cupboards below and wc. Chrome ladder radiator. Fully tiled to walls and floor. Shaver point.

Bedroom Two/Study/Sitting Room 10'10 x 10' (3.30m x 3.05m)

Sash window offering countryside views.

Bathroom 10'5 x 5'9 (3.18m x 1.75m)

Sash window. Chrome ladder radiator. Suite comprising bath with shower attachment, wash hand basin with cupboards below, wc. Tiled floor and part tiled walls. Shaver point and medicine cabinet.

EXTERIOR

Beautiful very well maintained private landscaped gardens for the benefit of all residents. Parking space and visitor parking. Underground bicycle racks and refuse storage.

Heating & Hot Water System

Altherma by Daikin is a highly flexible, energy efficient home heating system that extracts the heat from the outside air, raises this heat to a higher temperature and then distributes warmth around the home through under floor heating. At the heart of the system lies an air to water heat pump.

Because of the advanced technology, approximately three quarters of the heat generated by the Altherma system is absolutely free of charge!

Heat pumps work in much the same way as the common refrigerator, a technology already embedded in every household, but in reverse.

Heat pump efficiencies can be measured by the fact that extracting heat from renewable sources requires just 1kW of electrical input in order to generate 3kW to 5kW of heating output. Heat pump systems therefore, are 3 to 5 times more efficient than fossil fuel boilers and are more than capable of warming a house completely, even during the lowest winter temperatures.

Source: Daikin Air conditioning UK Limited

Leasehold Information

This is a unique building, designed by the award winning architect Quinlan Terry and built by E.J.Taylor & Sons with other local craftsmen.

This is a leasehold property for the OVER 55'S. The lease is 125 years which commenced 1/11/2011, therefore approximately 111 years remaining. We understand the current service charge is £200 per calendar month and the ground rent is £250 per annum paid in two instalments.

Additional Information

No pets allowed other than in exceptional circumstances and at the absolute discretion of the freeholder. Any vehicle must be private light goods, max 2.3m high and 6.m long with valid Tax, MOT and Insurance at all times.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

