

# HOME



**Danbury**  
**£290,000**  
**2-bed first floor apartment**

## Butts Lane

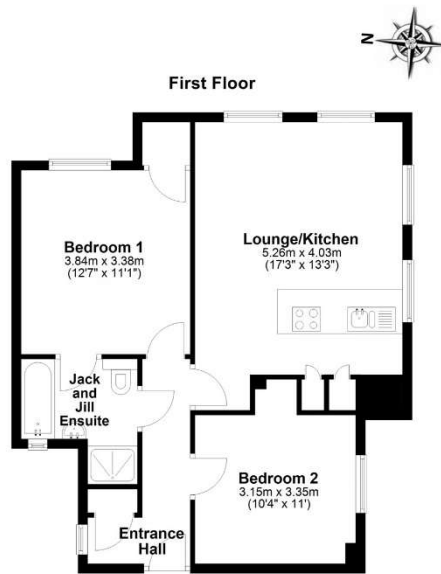
This modern first floor modern apartment is situated in a small development within the village of Danbury and is for sale with no onward chain. Inside, there is a spacious open plan kitchen/living space with plenty of windows making this rooms bright and airy, the kitchen area comes equipped with a full range of built-in and integrated appliances, making meal prep a breeze. There are two double bedrooms and a Jack & Jill style en suite bathroom. Outside, there is an allocated carport and the use of a communal patio area for the residents. Additionally, the property offers good access to the A12 and a Park & Ride bus service, making commuting a breeze. For those who enjoy outdoor activities, Danbury Common and lakes are virtually on your doorstep, providing endless opportunities for hiking, biking, and picnicking.

Butts Lane is situated in the heart of the sought after village of Danbury located between Chelmsford and Maldon. Danbury has a truly wonderful community spirit with various local shops, public houses and tea rooms and a frequent bus service to Chelmsford and the railway station. The village is offers good access to the A12 and park and ride bus service to the City. If you're looking for peace and tranquillity, Danbury Lakes, the common and open country walks are all virtually on your door step.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
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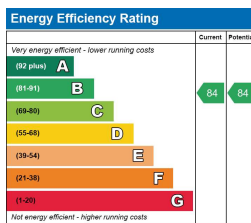
**TOTAL APPROX INTERNAL FLOOR AREA**  
**64 SQ M 688 SQ FT**  
 This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
 Copyright



**Features**

- No onward chain
- On a bus route to Chelmsford & Maldon
- Good access to the A12 & Park & Ride bus service
- Walking distance of the local shops & public houses
- Danbury Common virtually on your door step
- Bright & airy open plan kitchen/living space
- Full range of built in & integrated kitchen appliances
- Two double bedrooms
- Jack & Jill style en suite
- Allocated carport parking space

**EPC Rating**



**Leasehold Information**

Council Tax: The council tax band for the property is D with an annual amount of £2,292.57.

Length of lease: 125 Years from and including 1 January 2018. There are 116 years remaining

Ground rent: £250 per annum until and including 31 December 2058 and thereafter the rent is to be increased in line with RPI (retail price index) every 25th anniversary of the term.

Service charge: Service charge: Between 01/01/2026 to 31/12/2026 the service charge is £2,791.50 per annum with this being reviewed annually.

**The Nitty Gritty**

Tenure: Leasehold

We run with a tight crew, and over time we've learned exactly who you want in your corner. When we recommend a professional, it's because we trust them to keep things moving fast, clean, and drama-free. Every now and then (and definitely not most of the time), a few of these partners may kick back a referral fee of up to £200 — think of it as pit-lane economics. Either way, the choice is always yours. No pressure, no obligation.

If you cross the finish line with us and have an offer accepted on one of our properties, there's a £36 per person administration charge (inc. VAT, non-refundable) to run our Anti-Money Laundering ID checks. It's a required safety check - not flashy, but essential - so the deal stays legal, locked in, and ready to race to completion.

