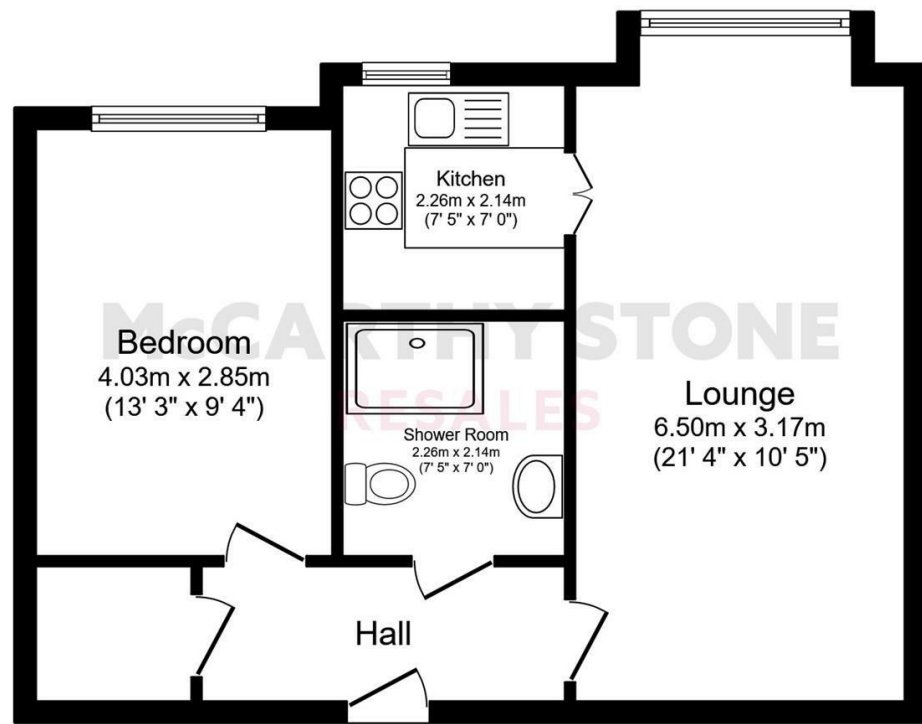


McCARTHY STONE RESALES

17 BAILEY COURT NEW WRITTLE STREET, CHELMSFORD, CM2 0FS



Total floor area 49.2 sq.m. (530 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	80

McCARTHY STONE RESALES

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A BEAUTIFULLY PRESENTED one bedroom first floor apartment with the benefit of a JULIET BALCONY providing views towards the front elevation situated within a POPULAR MCCARTHY & STONE retirement development;

~ PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

ASKING PRICE £210,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BAILEY COURT, NEW WRITTLE STREET, CHELMSFORD

BAILEY COURT

Bailey Court is a development of 50 one and two bedroom apartments, located with the River Can and River Chelmer just half a mile away. There are many stunning places and parks to visit in Chelmsford including Hylands House which has been restored to its former beauty.

Bailey Court has a House Manager on hand to manage the day to day running of the development and attend to any queries you may have. There are communal areas, including the homeowners lounge and well maintained communal gardens which provide superb space for socialising with friends, family and neighbours. There is a guest suite so you can friends and family stay over - without having to go to any extra effort.

EVERYTHING CLOSE TO HAND

The development is perfectly situated and is in a short flat walk to the bustling High Street and shopping centres. There are two main shopping malls in Chelmsford, High Chelmer and The Meadows. Both catering for your everyday needs, housing supermarkets, pharmacies, opticians and hair dressers along with High Street Brands. In addition bespoke boutiques and a plethora of eateries can be found along the river, to enjoy at your leisure.

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this spacious one bedroom first floor apartment with views towards the front elevation and beautifully presented throughout.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are located in the hall. Doors leading to the lounge, bedroom and shower room.

LOUNGE

A beautifully presented, light and airy lounge with the benefit of a large window with French door which both allows lots of natural light in and opens to a Juliet balcony overlooking the front elevation. The generously sized lounge has ample space for

dining and has a fitted display cabinets and cupboards. TV and telephone points, two decorative ceiling lights and raised electric sockets. Part glazed double door leading to the separate kitchen.

KITCHEN

Fully fitted modern kitchen with a range of base and wall units and drawers with roll top work surfaces above. The front facing window with blind sits above the stainless steel sink with mono block lever tap and draining board. Built in mid height electric oven with space above for a microwave and four ring electric ceramic hob with chimney extractor hood and glass splashback. Under counter lighting, integral fridge and freezer.

BEDROOM

Spacious double bedroom with large window allowing lots of natural light in and provides views towards the front elevation. Built in over bed high gloss wooden wardrobe and storage units. TV and phone point, ceiling light and raised electric sockets.

SHOWER ROOM

Fully tiled and fitted with modern suite comprising of a walk in double shower with glass screen and support hand rail. WC, vanity unit with sink and mirror above, heated towel rail, spots lights and emergency pull cord.

CAR PARKING

Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

SERVICE CHARGE BREAKDOWN

- Underfloor heating in the apartment is included within the service charge
- Water rates for communal areas and apartments
- 24 hour emergency call system
- Onsite house manager, during working hours
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

1 BED | £210,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge is £3,385.47 per annum (up to financial year end 31/03/2025).

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

LEASEHOLD INFORMATION

Ground rent: £425 per annum

Ground rent review: 1st Jan 2028

Lease length: 125 years from 1st Jan 2013

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ADDITIONAL SERVICES

**** Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living cost's.

**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

