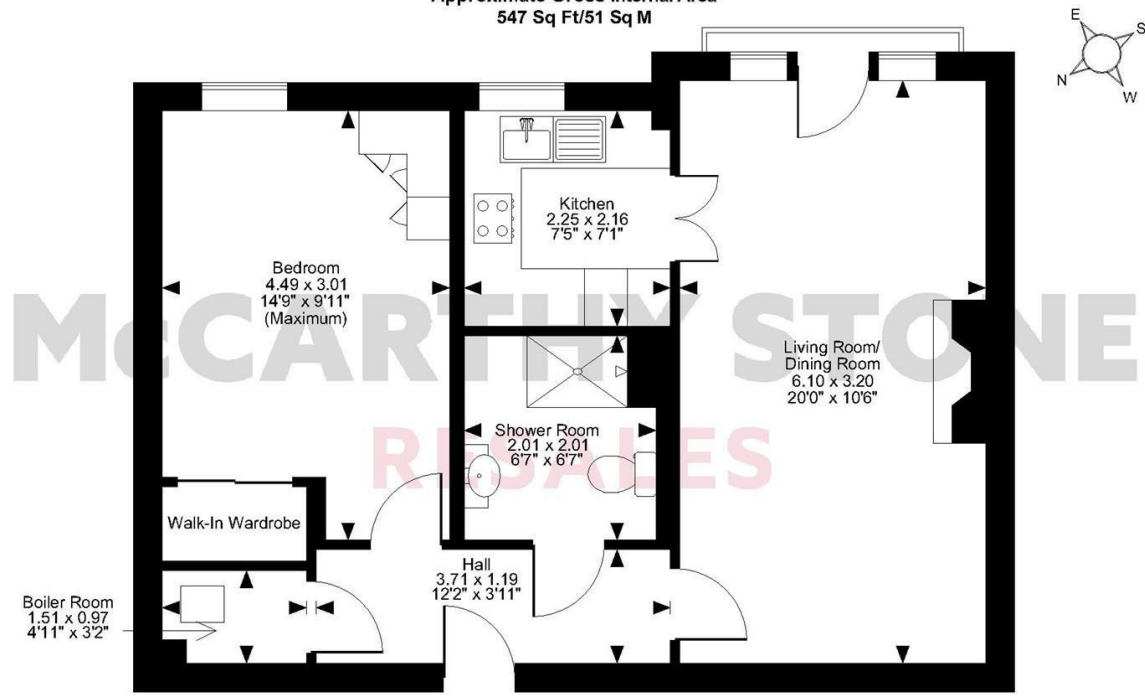


Bailey Court, New Writtle Street, Chelmsford  
Approximate Gross Internal Area  
547 Sq Ft/51 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
RESALES**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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**McCARTHY STONE  
RESALES**

**34 BAILEY COURT  
NEW WRITTLE STREET, CHELMSFORD, CM2 0FS**



A beautifully presented 'show room' style one bedroom SOUTH EAST facing second floor apartment within a McCarthy Stone retirement living development.  
~PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**ASKING PRICE £225,000 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 every day 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 beautifully presented one bedroom apartment with sunny south east facing aspect and outlook over the front elevation. The apartment is situated on the second floor which can be accessed via both stairs and lift both closeby.

## 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 living room, bedroom and shower room.

## LIVING ROOM

The generously sized south east facing lounge with a large window with French door which leads to a Juliet balcony which allows lots of natural light in. The room has ample space for dining and a electric fire with surround which acts as an attractive focal point. 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 south east window 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. Four ring electric ceramic hob with chimney extractor hood and glass splashback. Under counter lighting and central ceiling light, integral fridge and freezer, and free-standing dishwasher and washing machine.

## BEDROOM

Spacious double bedroom with large south east facing window window allowing lots of natural light in and providing views towards the front elevation. The bedroom provides lots of storage with a built in mirror fronted wardrobe and additional built in wooden finish wardrobe, and matching dressing table and bedside cabinet. TV and phone point, ceiling light and raised electric sockets.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of a large full width walk in shower with glass screen and support rail. Low level 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 | £225,000

- 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 to, 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 to, 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

