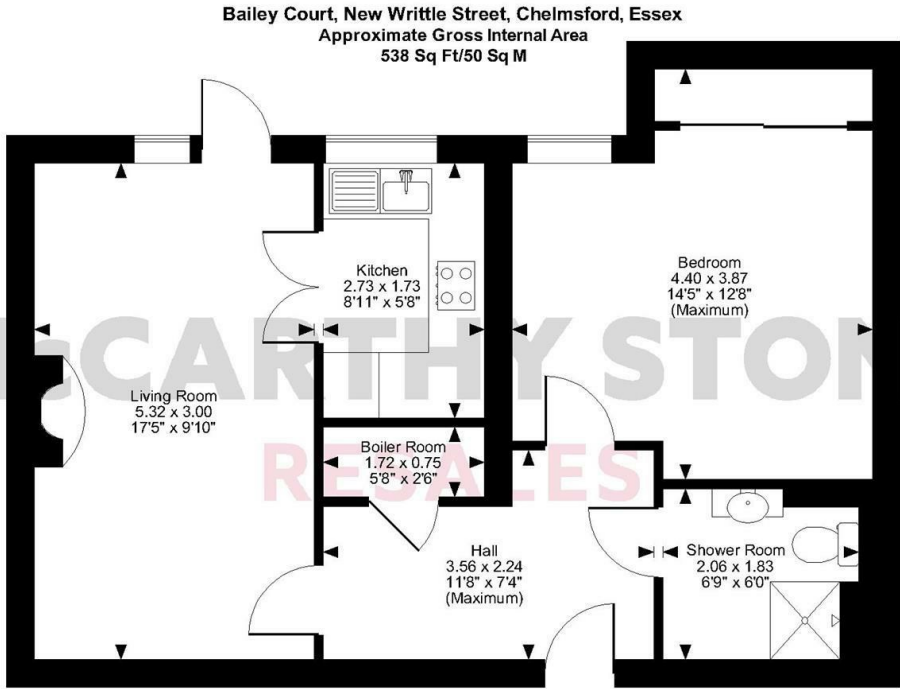


8 Bailey Court

New Writtle Street, Chelmsford, CM2 0FS

PRICE  
REDUCED



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8585174/PDR



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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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.



PRICE REDUCTION

Asking price £210,000 Leasehold

A well presented one bedroom GROUND FLOOR apartment with PATIO and outlook towards the rear within a MCCARTHY STONE retirement development.

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

Call us on 0345 556 4104 to find out more.

# Bailey Court, New Writtle Street,

1 Bed | £210,000

PRICE  
REDUCED

### 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 area's, 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 evryday 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 spacious one bedroom ground floor apartment with the benefit of a patio area from the lounge. Early viewings advised.

### 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 spacious lounge has ample room for dining and a large window with French door which both allows lots of natural light in but also provides access to a patio area with views towards to rear car park and gardens. Feature electric fire with surround 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 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 and four ring electric ceramic hob with chimney extractor hood and glass splashback. Under counter lighting, integral fridge and freezer.

### Bedroom

Double bedroom with large window which also allows lots of natural light in and providing views towards the car park and rear gardens. Built in mirror fronted wardrobe. TV and phone point, ceiling light and raised electric sockets.

### Bathroom

Fully tiled and fitted with suite comprising of a full length walk in 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

- 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
- 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 please contact your Property Consultant or House Manager.  
Service charge is £3,265.22 per annum (for financial year ending 31/03/2026).  
\*\*Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.

### 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.

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

