

# WALTER HOUSE

CHELMSFORD



**McCARTHY STONE**

*Life, well lived*

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Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.

Welcome

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## THE CITY WITH SOMETHING FOR EVERYONE.

Chelmsford will leave you spoilt for choice. Thriving modern atmosphere with great shopping and eateries. An historic cathedral. Home to numerous festivals. Beautiful surrounding countryside. Excellent bus connections. Trains that whisk you London in less than 40 minutes. Easy access to the A12, A130 and London Stanstead Airport. No wonder the only city in Essex is such a popular place to call home.

### FIND YOUR HAPPY PLACE IN CHELMSFORD.

In the heart of the city you'll find Walter House. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



## Chelmsford

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## LIVE LIFE YOUR WAY.

Walter House has been carefully located to help you take full advantage of everything Chelmsford and the surrounding area has to offer. Thanks to its central location, all the things you need daily are close by.

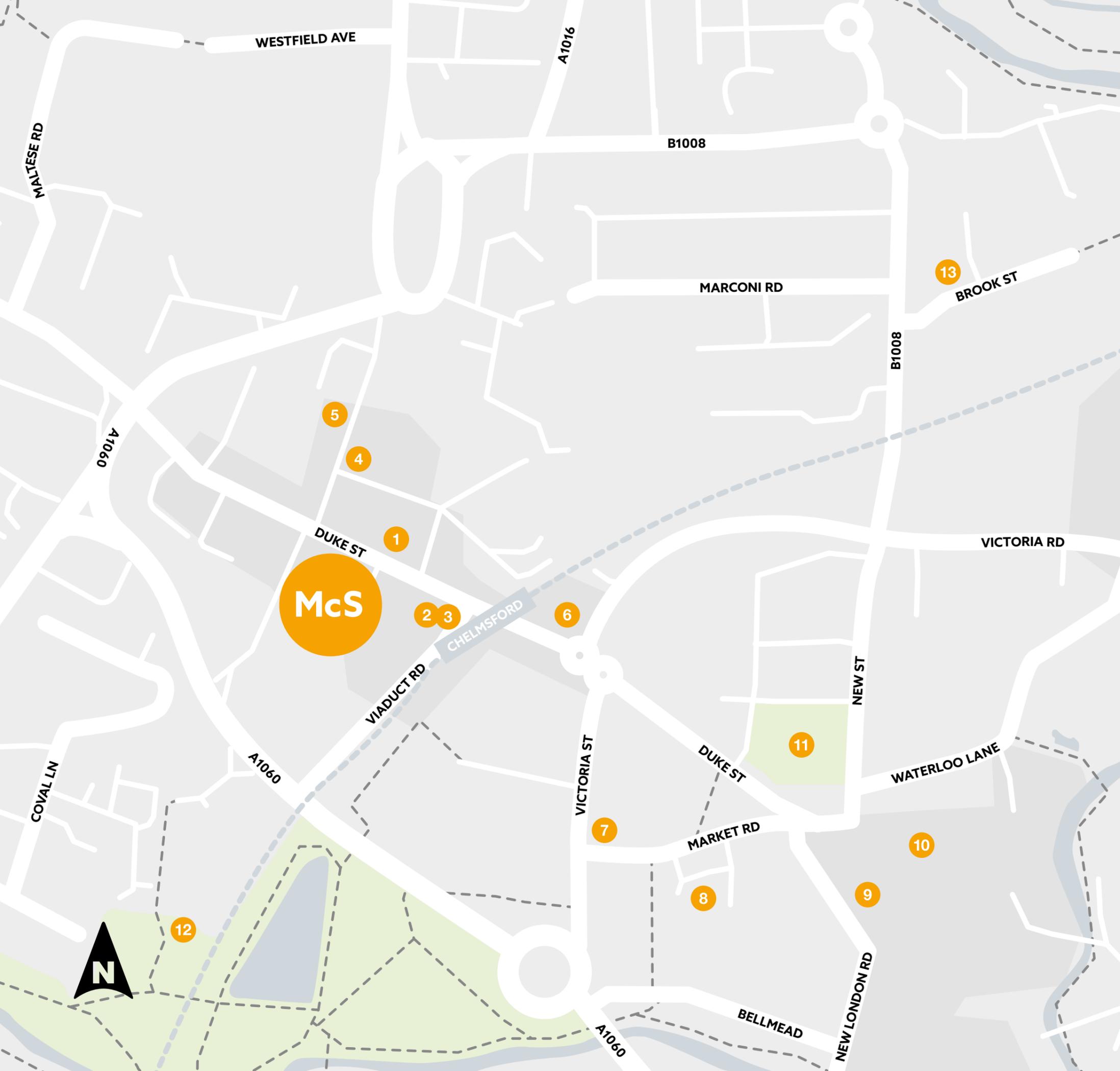
With a conveniently located bus stop on the development's doorstep, getting to the pedestrianised city centre couldn't be easier. Alternatively, it's a just a short walk. Chelmsford boasts three shopping centres and is home to familiar high street names such as John Lewis. You'll also find independent shops, boutiques and a market held three times a week. There's plenty to tempt your tastebuds too with an abundance of cafés, pubs, bars and restaurants.

The city is proud of its history, cultural vibrancy and love of sport. A visit to the 15th century Cathedral is always inspiring, as is a trip to the city's museum. The Chelmsford Theatre hosts the best in comedy, drama, music, dance and cinema. The city also has a busy calendar of festivals and events. If you're into sport, Chelmsford City Football Club,

Essex County Cricket Club and Chelmsford Bowling Club are close to the development. For fitness classes and swimming, there's an excellent leisure centre.

Lovers of nature, gardening and the great outdoors won't be disappointed. Chelmsford's Central Park features riverside walks, cycle paths, children's play areas, tennis courts and views of the iconic Victorian railway viaduct. Just a short stroll from the development is leafy Admirals Park where you can walk along the River Can.

Beyond the city is the prestigious Hylands Estate, encompassing formal Victorian gardens and ancient woodlands. Warley Place Nature Reserve makes for a great day out with its plants, shrubs and trees from all around the world. A visit to RHS Garden Hyde Hall is a must too with its meadows and stylish garden. For afternoon walks, the beautiful surrounding countryside is a delight.



**WALTER HOUSE**

**McS** Rainsford Road,  
Chelmsford  
CM1 2XB

**MAP KEY.**

- 1 The Co-op Food Convenience Store
- 2 Railway Station
- 3 Bus Stop
- 4 Pub
- 5 M&S Simply Food
- 6 Chelmsford City Theatres
- 7 Dental Practice
- 8 High Chelmer Shopping Centre
- 9 High Street
- 10 Bond Street Shopping Centre
- 11 Chelmsford Cathedral
- 12 Central Park
- 13 Gym
- 14 Rivermead Gate Medical Centre

**Railway Station\***  
- Stratford 29min  
- Liverpool Street 36min

\*Train times taken from Google Maps



# **“STRICTLY NIGHTS WITH FRIENDS.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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## STYLISH, MODERN DESIGN.

As you approach Walter House, the contemporary design of the exterior will immediately catch your eye. The development's style perfectly complements Chelmsford's modern approach to living. As you walk into the lobby, you'll immediately feel at home. Whether you're a homeowner, family member or friend it has been created to always offer the warmest of welcomes.

As you explore Walter House, you'll soon discover the social hubs of this stunning development. There's the spectacular Sky Lounge, where you can enjoy views across Chelmsford, and the communal lounge. These spaces are where our community of friends and neighbours can spend time together, from a leisurely catch up over a

coffee to social events filled with sparkly banter. Of course, if you just fancy relaxing over a newspaper or spending time with a good book, there's no shortage of quiet spots too.

The immaculate garden is another delight of Walter House. It is a garden for all seasons. The shrubs and plants have been carefully chosen to blend vivid colours with subtle hues. Thanks to its terrace and numerous seats, it's the perfect place to spend time socialising. What's more, not only is the garden a pleasure to look at, it's also effortless to enjoy. We look after all the outside spaces for you.







## MORE FEATURES.

### **GUEST SUITE\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities\*.

### **HOUSE MANAGER**

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community.

### **PARKING\***

Spaces are available for purchase.

\*Additional charges apply. Subject to availability.



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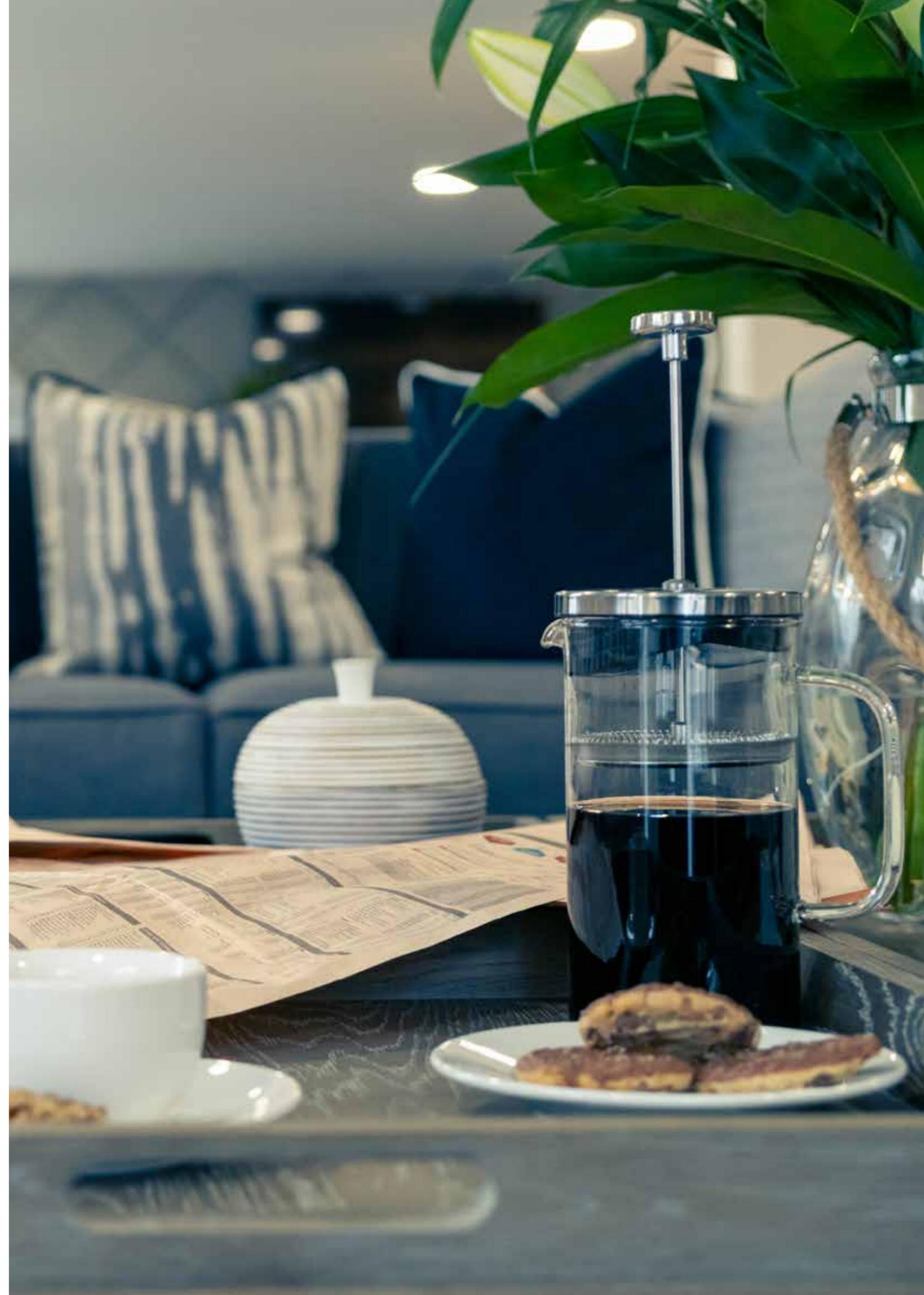
## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Walter House is no exception

Comprising 49 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

### HOW TO BUY.

When you purchase your apartment at Walter House, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.





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**YOUR NEW HOME IN DETAIL.**



**GENERAL**

- Double glazing to all windows
- Balcony or patio to selected properties
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- Combined washer/dryer
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*



**KITCHEN**

- Fitted kitchen with integrated Bosch ceramic hob
- Stainless steel cooker hood and glass splashback
- Anthracite composite sink
- Mixer taps



**SHOWER ROOM**

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Additional en-suite shower room in two bedroom properties
- Steam free illuminated mirror fixed to wall
- Heated towel rail



**HEATING AND FINISHES**

- White radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



**SAFETY AND SECURITY**

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional en-suite

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.



# “I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Walter House, Chelmsford.

**CALL 0800 201 4106**  
**VISIT [MCCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk/walter-house)**  
**WALTER-HOUSE**

A large print version of this brochure is available on request.

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July 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/walter-house](https://mccarthystone.co.uk/walter-house)

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