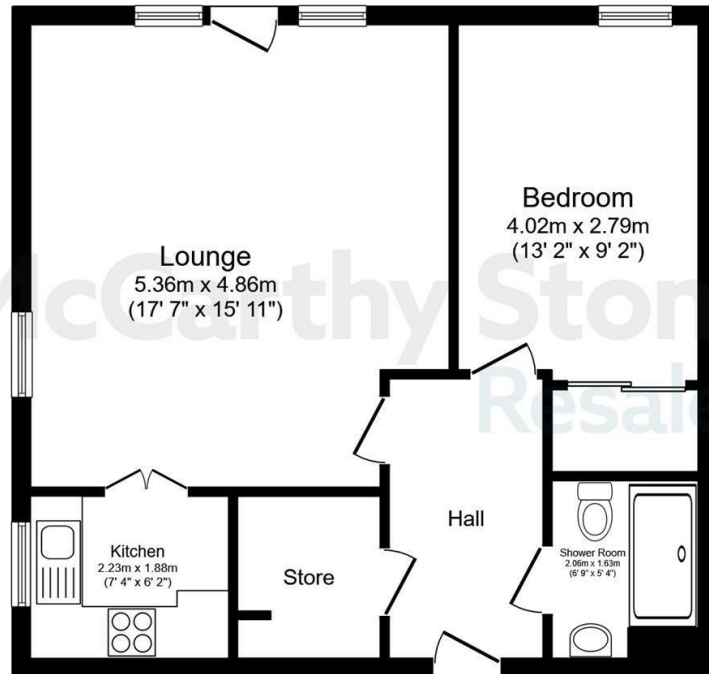


**23 Bailey Court**

New Writtle Street, Chelmsford, CM2 0FS



Total floor area 56.9 sq.m. (612 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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>			
(69-80) <b>C</b>		79	79
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Asking price £215,000 Leasehold**

A well presented ONE bedroom FIRST FLOOR apartment. This apartment features a large living area with a JULIET BALCONY, kitchen with integrated appliances, double bedroom and wet room. Bailey Court, a McCarthy Stone retirement living development nestled in Chelmsford and boasts a homeowner's lounge, landscaped gardens and house manager.

**Call us on 0345 556 4104 to find out more.**

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

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# 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.

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

## Everything close to hand

The development is perfectly situated and is 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 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.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the 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 located in the hall. Doors leading to the lounge, bedroom and shower room.

## Lounge

The generously sized lounge has ample space for dining and a large window with Juliet balcony which allows lots of natural light in. An electric fire and surround provides 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

Spacious double bedroom with large window. Built in mirror fronted wardrobe with shelving and hanging rails. TV and phone point ceiling light, decorative 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

# 1 Bed | £215,000

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
- 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.

Annual Service charge is £3,389.59 for financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Leasehold Information

Ground Rent: £425 per annum

Ground rent review date January 2028

Lease Length: 125 years from 2013

