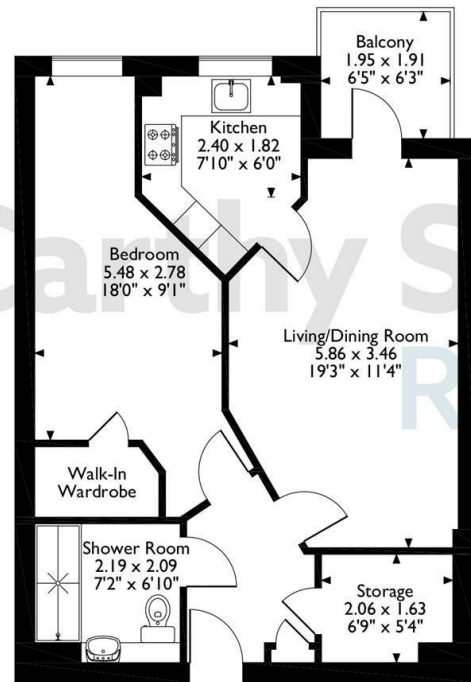


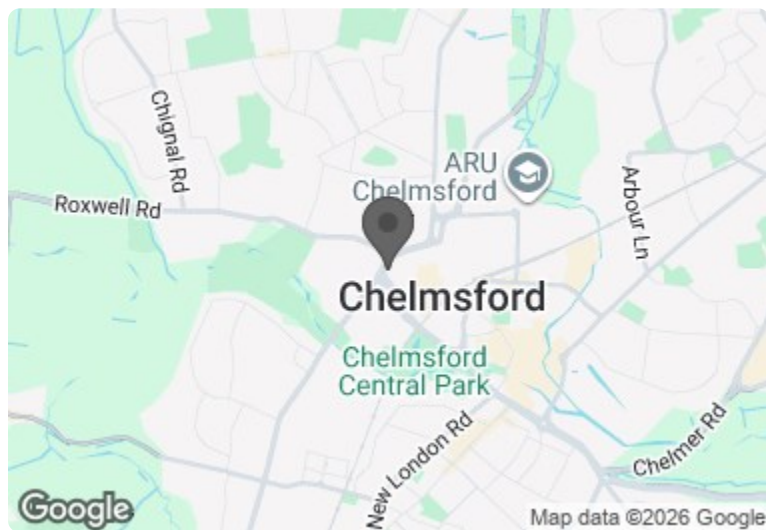
8 Walter House, Rainsford Road, Chelmsford.  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



**First Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



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>	<b>84</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 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.

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## 8 Walter House

Rainsford Road, Chelmsford, CM1 2XJ

**PRICE REDUCED**



**PRICE REDUCTION**

### Offers in the region of £225,000 Leasehold

A beautifully sunny SOUTH EAST facing one bedroom apartment situated on the first floor with a WALK OUT BALCONY within a DESIRABLE MCCARTHY STONE retirement living development. NO CHAIN.

**\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\***

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

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

# Walter House, Rainsford Road, Chelmsford

1 Bed | £225,000

PRICE  
REDUCED

## Walter House

Walter House is a retirement living development for the over 60's in the centre of Chelmsford. With 49 apartments, residents have the opportunity to get to know your neighbours well with the beautiful communal facilities including the stunning 'sky' lounge, yet can always have the peace and quiet of your apartment should you need a little time to yourself.

The development further benefits from state-of-the-art security and safety features. In case of emergencies, there is a 24-hour call system in place, plus the House Manager who is available during office hours should you need anything.

Each apartment boasts a camera entry system, meaning homeowners can enjoy added the peace of mind that comes from feeling safe and secure, whether at home or away.

The historic city centre of Chelmsford is just a 15 minute walk from this retirement development, with plenty of local attractions like the 18 arch Victoria Railway Viaduct and Chelmsford Cathedral. There is also a wealth of amenities close by, including a leisure centre, the expansive greenery of Admirals Park and a shopping centre. Chelmsford boasts enviable connections to the surrounding area of Essex, and regular trains run from Chelmsford station to London Liverpool Street in just 34 minutes. The train station is only 0.3 miles from the development.

## Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there is a door opening into a storage/airing cupboard. Further doors lead to the open plan living room/kitchen, bedroom and shower room.

## Living / Dining Room

The spacious lounge has a large window incorporating a French door which leads onto a sheltered walk out balcony large enough to house a bistro set to enjoy the sunny south east facing aspect. The room provides ample space for dining. TV point with Sky+ connectivity (subscription fees may apply), telephone point, two decorative ceiling light points and a range of power sockets. Door opening to separate kitchen.

## Kitchen

Beautifully modern kitchen with a range of base and wall units finished in stone colour. Roll edge work surfaces with matching splash back. The sink unit with drainer, is positioned in front of the south east facing window with blind. Built in waist height (for minimum bend) electric oven with a microwave above. Four ring hob with extractor fan above. Integrated fridge and freezer. Central ceiling light point and blow base unit spot lighting.

## Bedroom

A sunny east facing double bedroom with large window, allowing ample light into the room. Door leads onto a walk in wardrobe housing shelving and hanging rails. TV and phone point, raised height power sockets and ceiling light.

## Shower Room

Fitted with a modern suite comprising; full width walk-in shower with glass screen and support rail, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls.

## Service Charge

- Electricity, heating and lighting (communal areas)
- Water and sewage (communal areas and apartments)
- Maintenance of building and gardens
- Building insurance

- Development staff
- Future maintenance fund
- Emergency call system
- Income to guest suites and sundry income.

The service charge does not include: Electricity, heating and lighting (apartments), contents insurance, council tax, phone, broadband, TV licence or TV service.

Annual service charge £3,428.34 for financial year ending 28/02/2027.

\*\* Free Benefits Service\*\* Check out benefits you may be entitled to!

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

- Mains water and electricity
- Electric room heating
- Mains drainage

## Leasehold

Lease Length: 999 years from 1st Jan 2021

Ground rent: £425 per annum

Ground rent review: 1st Jan 2036

