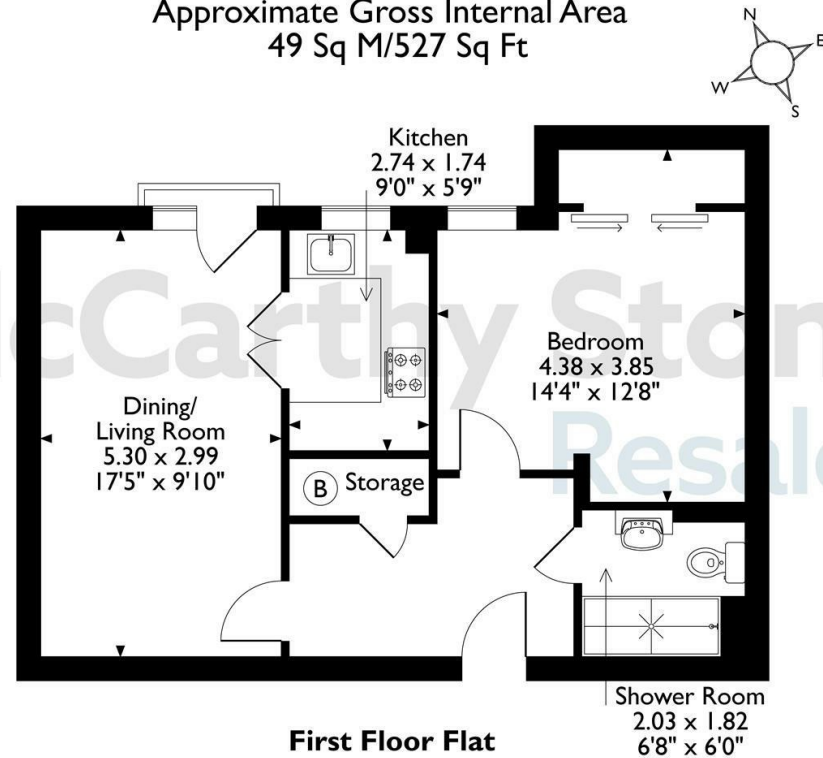


24 Bailey Court, New Writtle Street, Chelmsford, Essex
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



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)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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24 Bailey Court

New Writtle Street, Chelmsford, CM2 0FS



Asking price £220,000 Leasehold

A well presented ONE bedroom apartment situated on the FIRST FLOOR. This apartment boasts a fully fitted kitchen with integrated appliances, a DOUBLE bedroom, shower room, store room and spacious living area with Juliet Balcony. Bailey Court, a McCarthy Stone retirement living development is nestled in Chelmsford and boasts a homeowner's lounge where SOCIAL events take place, laundry room and communal gardens.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

New Writtle Street, Chelmsford

1 Bed | £220,000

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. Security is always important. Either when you're relaxing at home or away at the weekend, you want to know that everything is safe and secure. 24-Hour CCTV and secure entry system ensures complete peace of mind. There are communal area's, including the homeowners lounge which is a 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.

LIVING ROOM

A spacious living area with ample room for dining and comfortable seating alike. There is a Juliet balcony which allows ample natural daylight to flood the room. Neutrally decorated and carpeted throughout with doors leading to separate kitchen.

KITCHEN

Fully fitted kitchen with a range of wooden effect wall and base units for ample storage. Tiled flooring throughout. Integrated appliances to include, fridge freezer, electric oven, induction hob with extractor hood over. The stainless steel sink sits beneath the double glazed window.

BEDROOM

A well presented double bedroom, neutrally decorated and carpeted throughout. Built-in mirrored sliding wardrobe and large double glazed window. Raised power sockets and TV points.

SHOWER ROOM

A wet room style shower room. Thermostatically controlled shower, with sliding glass door. Basin with vanity cupboard sit beneath a wall mounted mirror. Low level W/C. Fully tiled throughout. 24/7 emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,389.59 for financial year end 31/03/2027

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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

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

