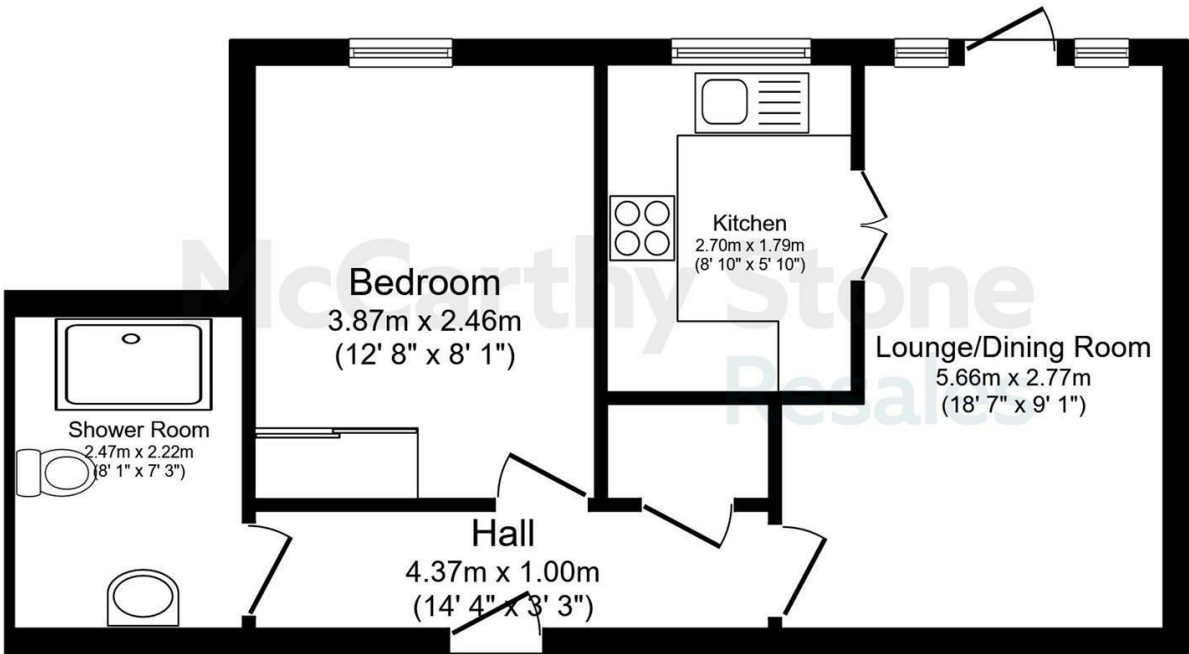


9 Bailey Court

New Writtle Street, Chelmsford, CM2 0FS



Total floor area 47.47 sq.m. (510 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) A		
(81-91) B		
(69-80) C	80	80
(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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Asking price £220,000 Leasehold

A well presented one bedroom GROUND FLOOR apartment with PATIO accessed via the living area. Bailey Court, a McCarthy Stone retirement living development is nestled in Chelmsford and boasts communal gardens as well as a homeowner's lounge where SOCIAL EVENTS take place.

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

Call us on 0345 556 4104 to find out more.

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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 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 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. 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 large windows either side of the French door which both

allows lots of natural light in but also provides access to a patio area. 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. 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

1 bed | £220,000

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 £3,389.59 per annum (for financial year ending (31/03/2027)

****Entitlements Service**** Check out benefits you may be entitled to.

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 to.

**** 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

