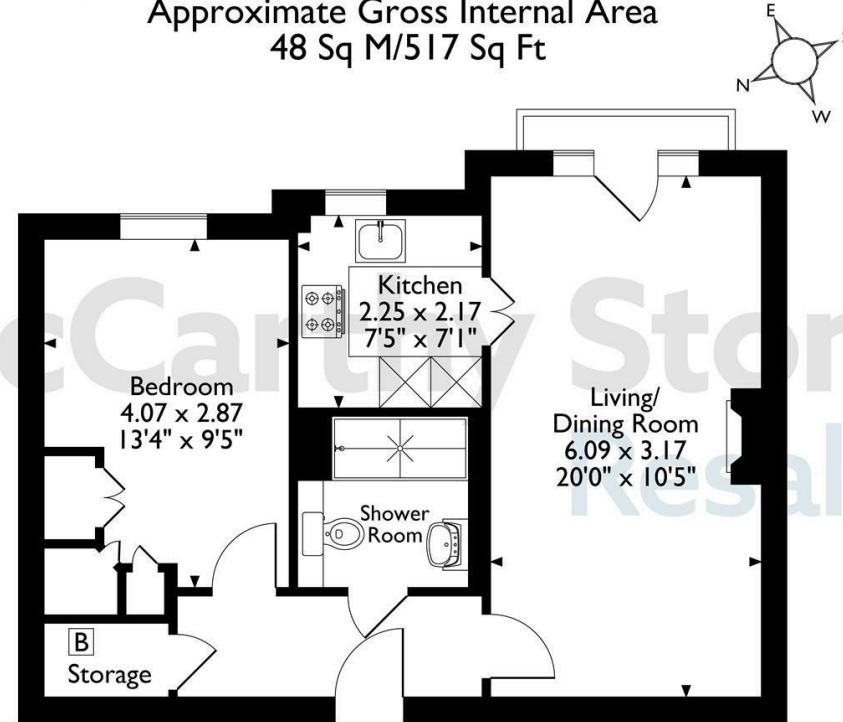


4 Bailey Court, New Writtle Street, Chelmsford, Essex  
 Approximate Gross Internal Area  
 48 Sq M/517 Sq Ft



**Ground Floor Flat**

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) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</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		

**4 Bailey Court**

New Writtle Street, Chelmsford, CM2 0FS



**Asking price £220,000 Leasehold**

A well presented ONE BEDROOM APARTMENT situated on the GROUND FLOOR. This apartment boasts a spacious living area with Juliet balcony, kitchen with integrated appliances, DOUBLE bedroom and Wet Room Style shower room. Bailey Court, a McCarthy Stone Retirement living development is nestled in Chelmsford and boasts landscaped gardens as well as a laundry room and Homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

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

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

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Bailey Court, New Writtle Street, Chelmsford

## Local Area

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 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.

## Lounge

A spacious living area with Juliet balcony allowing natural daylight to flood the room. TV and telephone points, two ceiling lights, raised electric sockets. Part glazed double door leading to the separate kitchen. There is ample room for dining and comfortable seating.

## Kitchen

Fully fitted modern kitchen with a range of base and wall units for ample storage with roll top worksurfaces over. Stainless steel sink with mono block lever tap and draining board sits below the window. Built in waist height electric oven and four ring electric ceramic hob with chimney extractor hood and glass splashback. Under counter lighting, and integrated fridge/freezer.

## Bedroom

A spacious double bedroom with built in wardrobe providing convenient storage. Ceiling light, TV and phone point and raised electric sockets.

## Shower Room

Fully tiled and fitted with suit with a walk-in shower, glass screen and support 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.

## Leasehold

Lease: 125 years from 1st Jan 2013

Ground rent: £425 per annum

Ground rent review: 1st Jan 2028

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

## 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

# 1 bed | £220,000

- 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).

## Moving Made Easy

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 speak with our Property Consultant today.

## Additional Services

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

