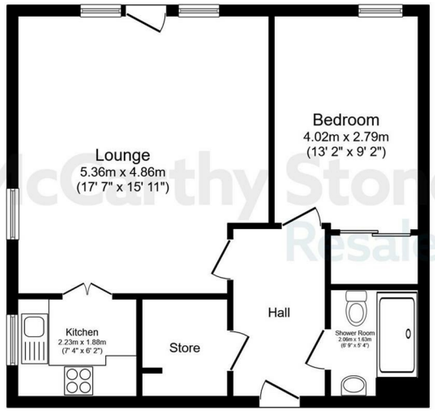
Excellent

Trustpilot

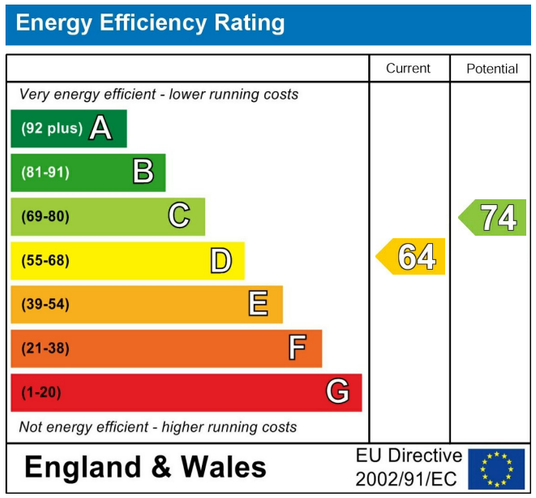
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Total floor area 56.9 sq.m. (612 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







23 Bailey Court

New Writtle Street, Chelmsford, CM2 0FS

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Bailey Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Double Bedroom
- Juliet Balcony
- House Manager
- Landscaped Gardens
- Laundry Room
- 24-hour emegency call system
- Homeowners Lounge
- Guest Suite
- Part Exchange & Entitlements Advice Available
- Car Parking Permit Scheme

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Bailey Court, Chelmsford

1 | 1 | Asking price £210,000

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. 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.

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

Local Area

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.

Apartment Summary

A well presented one-bedroom first-floor retirement apartment, situated within the highly regarded Bailey Court, a McCarthy Stone Retirement Living development in the heart of Chelmsford. The apartment offers spacious and comfortable accommodation, comprising a generous living room with a charming Juliet balcony, a modern fitted kitchen with integrated appliances, a well-proportioned double bedroom and a contemporary shower room. Bailey Court offers an excellent range of communal facilities, including an inviting homeowners' lounge, beautifully landscaped gardens and the reassurance of an on-site House Manager. Designed to offer independent living within a friendly and welcoming community, this is an ideal opportunity to enjoy a relaxed and secure retirement lifestyle.

Entitlements Advice and Part Exchange available

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.

Landscaped Gardens

One of the main social hubs of Bailey Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Bailey Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, crafts, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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 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.

Leasehold Information

Ground Rent: £425 per annum
Ground rent review date January 2028
Lease Length: 125 years from 2013

Additional Information & Services

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









