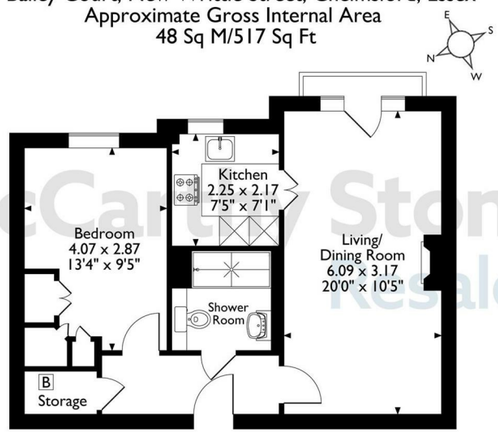
Excellent

Trustpilot

McCarthy & Stone
Resales.

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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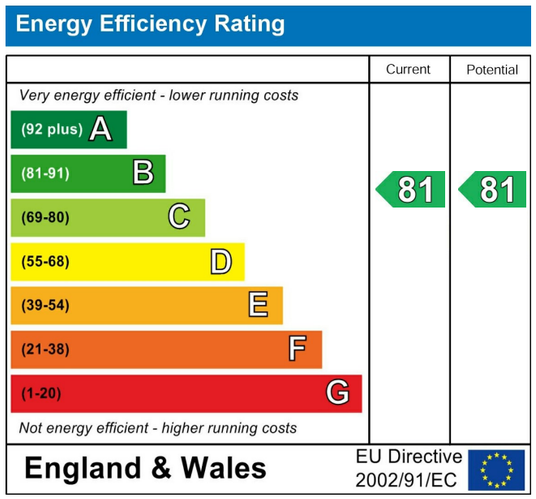

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







4 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 4 Bailey Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £200,000
Leasehold

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

Why you'll love living here:

- One Bedroom Apartment
- Juliet Balcony
- House Manager - during office hours
- Landscaped Gardens - beautifully maintained
- Laundry Room
- 24-hour emegency call system
- Homeowners Lounge
- Guest Suite
- Energy efficient

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Bailey Court, Chelmsford

1 | 1 | Asking price £200,000

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.

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.

Apartment Summary
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

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 DEVELOPMENT NAME and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, 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.

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 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.

(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









