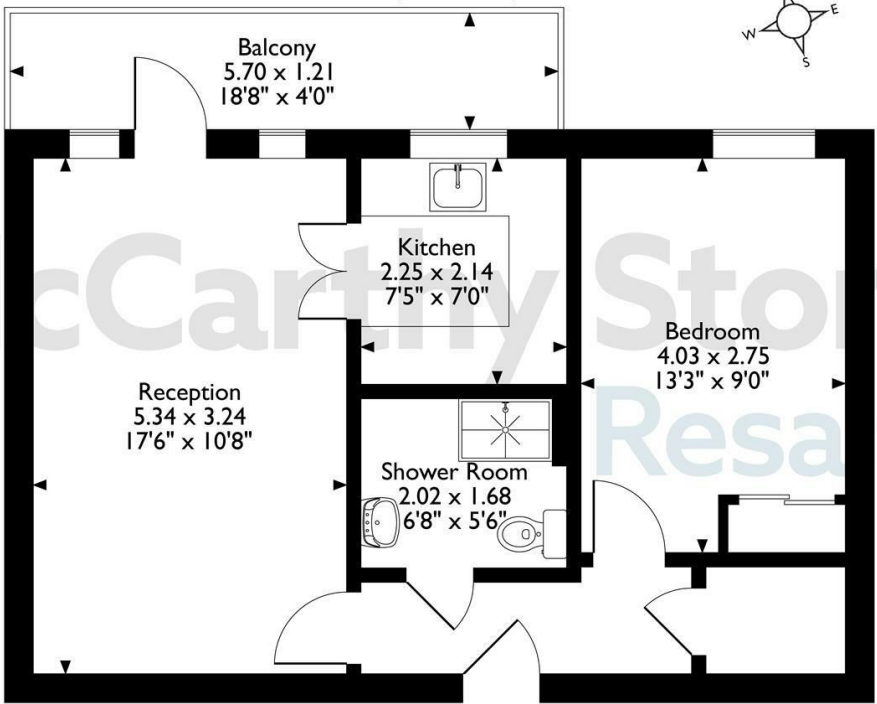


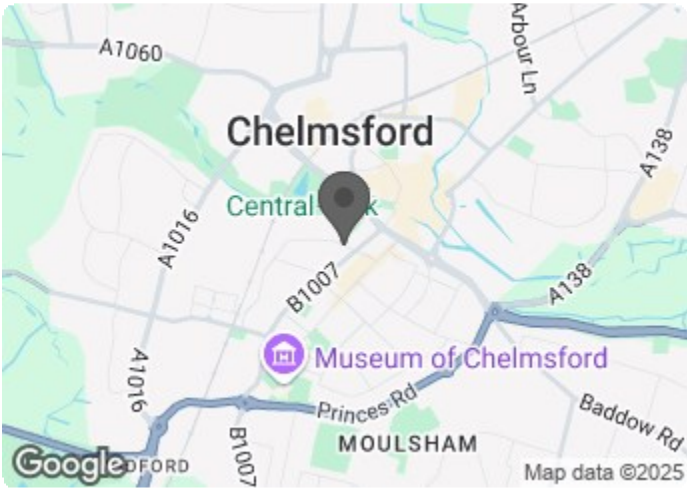
46 Bailey Court, New Writtle Street, Chelmsford, Essex
Approximate Gross Internal Area
45 Sq M/484 Sq Ft



Third Floor

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 | | |
| (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 | |

46 Bailey Court

New Writtle Street, Chelmsford, CM2 0FS



Offers over £250,000 Leasehold

A ONE BEDROOM apartment situated on the THIRD FLOOR. Boasting a WALK OUT BALCONY with exclusive views over the Essex County Cricket ground! Modern kitchen fully fitted with a range of wall and base cabinets for ample storage and roll top worksurfaces over. Shower room tiled from floor to ceiling comprising of a fully fitted suite. Bailey Court, a McCarthy Stone retirement development is nestled in Chelmsford.

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

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 evryday 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. 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 living room, bedroom and shower room.

Living room

The generously sized lounge features French doors opening onto a walk out balcony with exclusive views over the Essex County Cricket grounds. This spacious balcony allows lots of natural light to flood the room. The room has ample room for dining. TV and telephone points, two ceiling light points and raised electric sockets for convenience. Partially glazed double door leads 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. Double glazed window sits above the stainless steel sink with mono chrome block lever tap and draining board. Built in mid height electric oven for minimal bend with space above for a microwave. Four ring electric ceramic hob with extractor hood above and glass splashback. Under counter lighting and central ceiling light, integral fridge and freezer.

Bedroom

Spacious double bedroom with large double glazed window allowing lots of natural light in. The bedroom provides lots of storage with a built in mirror fronted wardrobe.. TV and phone point, ceiling light and raised electric sockets.

Shower room

Fully tiled and fitted with suite comprising of a large full width walk in shower with glass screen and support rail. Low level WC, vanity unit with sink and mirror above, heated towel rail, spot 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

- 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

1 bed | £250,000

charges please please contact your Property Consultant or House Manager.

Service charge is £3,265.20 per annum (up to financial year end 1/04/2026).

****Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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.

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 that can assist with service charges or living costs.
- 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

