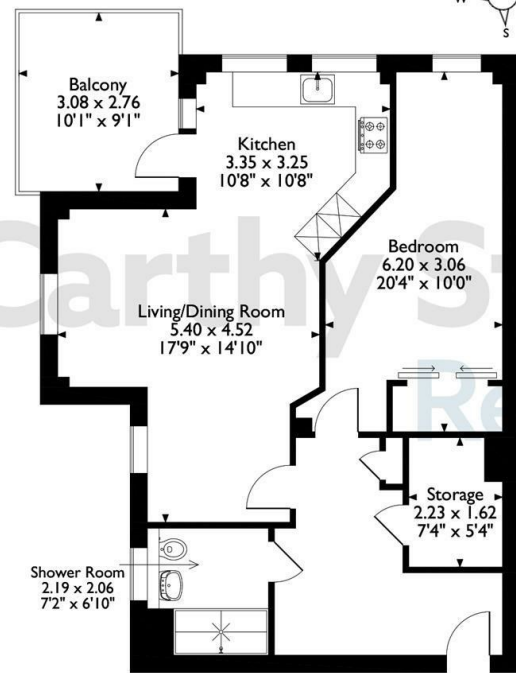


Flat 17, 31, Rainsford Road, Chelmsford, Essex  
Approximate Gross Internal Area  
64 Sq M/ 689 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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	

## 17 Walter House

31 Rainsford Road, Chelmsford, CM1 2XJ

PRICE REDUCED



PRICE REDUCTION

Offers over £160,000 Leasehold

GUIDE PRICE £160,000 - £170,000. A beautifully presented NORTH WEST facing one bed roomed retirement apartment situated on the second floor with a WALK-OUT BALCONY. The lounge boasts two floor to ceiling windows, making the room BRIGHT and AIRY. This property is available under the Older Persons Shared Ownership scheme with no rent payable.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.

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

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Registered in England and Wales No. 10716544



# Walter House, Rainsford Road, Chelmsford

1 Bed | £160,000

PRICE  
REDUCED

## Walter House

Walter House is a retirement living development for the over 60's in the centre of Chelmsford. With 49 apartments, residents have the opportunity to get to know your neighbours well with the beautiful communal facilities including the stunning 'sky' lounge, yet can always have the peace and quiet of your apartment should you need a little time to yourself.

The development further benefits from state-of-the-art security and safety features. In case of emergencies, there is a 24-hour call system in place, plus the House Manager who is available during office hours should you need any assistance.

Each apartment boasts a camera entry system, meaning homeowners can enjoy added the peace of mind that comes from feeling safe and secure, whether at home or away.

The historic city centre of Chelmsford is just a 15 minute walk from this retirement development, with plenty of local attractions like the 18 arch Victoria Railway Viaduct and Chelmsford Cathedral. There is also a wealth of amenities close by, including a leisure centre, the expansive greenery of Admirals Park and a shopping centre. Chelmsford boasts enviable connections to the surrounding area of Essex, and regular trains run from Chelmsford station to London Liverpool Street in just 34 minutes. The train station is a few minutes walk to the development, with frequent lines going across the country.

## Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the

hallway there is a door opening into a storage/airing cupboard. Further doors lead to the open plan living room/kitchen, bedroom and shower room.

## Living / Dining Room

The spacious open plan living/dining/ kitchen room has two floor to ceiling windows which make the room bright and airy. Incorporating French doors which leads onto a sheltered walk out balcony large enough to house a bistro set. The room provides ample space for dining. TV point with Sky+ connectivity (subscription fees may apply), telephone point, two decorative ceiling light points and a range of power sockets.

## Kitchen

Beautifully modern kitchen with a range of base and wall units finished in stone colour. Kitchen has two large windows. Roll edge work surfaces with matching splash back. The sink unit with drainer, is positioned in front of the large window. Built in waist height (for minimum bend) electric oven with a microwave above. Four ring hob with extractor fan above. Integrated fridge and freezer. Central ceiling light point and beautiful unit spot lighting.

## Bedroom

A sunny double bedroom with large window, allowing ample light into the room. Double mirrored fitted wardrobe with shelving and hanging rails. TV and phone point, raised height power sockets and ceiling light.

## Shower Room

Fitted with a modern suite comprising; full width walk-in shower with glass screen and support rail, low level WC, vanity unit with wash basin and window above. Tiled floor and partially tiled walls.

## Service Charge

- Electricity, heating and lighting (communal areas)

- Water and sewage (communal areas and apartments)
- Maintenance of building and gardens
- Building insurance
- House Manager
- Future contingency fund
- Emergency call system

The service charge does not include: Individual electricity, heating and lighting, contents insurance, council tax, phone, broadband, TV licence or TV service.

Annual service charge £4,659.24 for financial year ending 28/02/2026.

\*\* Free Benefits Advice\*\* Check out benefits you may be entitled to!

## Leasehold

Lease: 999 years from 1st Jan 2021.

## 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.
- 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

- Mains water and electricity
- Electric room heating
- Mains drainage

## Older Persons Shared Ownership

Key Document available upon request.

