PRICE REDUCTION

McCarthy & Stone
RESALES

36 Bailey Court New Writtle Street, Chelmsford, CM2 0FS
Asking price £225,000 Leasehold

For further details
please call 0345 556 4104

36 Bailey Court New Writtle Street, Chelmsford, CM2 0FS

A beautifully bright and spacious one bedroom retirement apartment. Bailey Court is conveniently situated close to supermarkets and shops.

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 in a sort 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.

Entrance hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors leading to the living room, bedroom and bathroom.

Living room

The bright and airy lounge with ample space for dining, large floor to ceiling windows. TV and telephone points, two ceiling lights, raised electric sockets. Part glazed double door leading 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. Stainless steel sink with mono block lever tap, draining board and window above. Built in mid height electric oven and four ring electric ceramic hob with chimney extractor hood and glass splash back. Under counter lighting, free-standing fridge and freezer.

Bedroom

Bright and spacious double bedroom with a large double glazed window that allows the sunlight to stream through. Conveniently built in mirrored wardrobe housing hanging rails and shelving, ceiling light, TV and phone point and raised electric sockets.

Bathroom

Fully tiled and fitted with suite comprising of a walk in double shower with glass screen and support hand rail. WC, vanity unit with sink and mirror above, heated towel rail, spots lights and emergency pull cord.

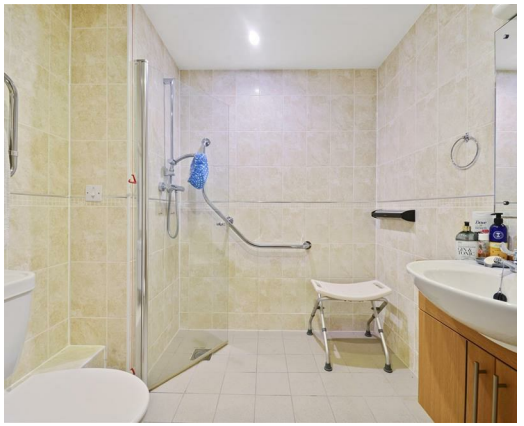
Car parking

Parking is by allocated space subject to availability, the fee is £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

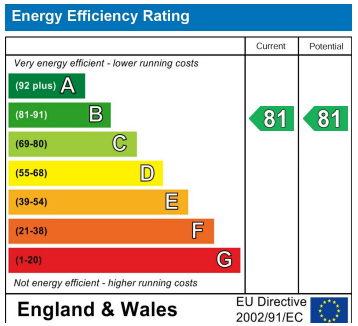
Service charge breakdown

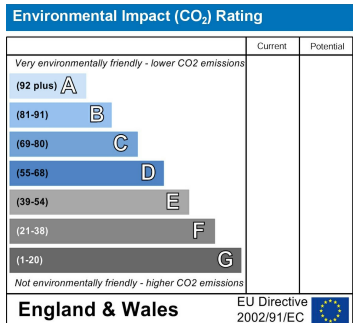
- Underfloor heating in the apartment is included within the service charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance 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.



APPROX. GROSS INTERNAL FLOOR AREA 530 SQ FT / 49 SQM	Bailey Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/08/21 photoplan





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk