



Ground Floor

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The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

6 BAILEY COURT NEW WRITTLE STREET, CHELMSFORD, CM2 0FS



A very well presented, spacious TWO BEDROOM GROUND FLOOR retirement apartment for the over 60's. Boasting a well proportioned living room with 'JULIET' STYLE BALCONY and feature fireplace and two DOUBLE bedrooms with extensive FITTED WARDROBES.

PRICE £300,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BAILEY COURT, NEW WRITTLE STREET, CHELMSFORD

THE DEVELOPMENT

Bailey Court is a McCarthy Stone Retirement Living development for the over 60's, offering a wonderful community lifestyle and peace of mind.

A House Manager on hand to manage the day to day running of the development and attend to any queries you may have.

The development offers excellent communal facilities, including; the homeowners lounge where social events take place, well maintained communal gardens which provide superb space for catching up with friends, family and neighbours, and a guest suite which is ideal for when friends and family from afar would like to stay over .

LOCAL AREA

This superb development is perfectly situated, just a short flat walk from local shops and tearooms in Moulsham Street and also 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, to include; 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. The development is also just a few minutes walk from picturesque Central Park and also a gym with pool/spa facilities.

ENTRANCE HALL

The front door with spy hole leads to the large entrance hall, which boasts ample space for typical hallway furniture. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, as well as doors leading to the living room, both



bedrooms and the bathroom. Hallway features include; Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system.

LIVING ROOM

This bright and airy living room boasts a wonderful 'Juliet style balcony', allowing ample natural light and fresh air into the apartment. There is a feature electric fire with surround which provides an attractive focal point to the room, as well as ample space for a dining table and chairs. There are TV and telephone points, two ceiling lights and raised electric sockets. A part glazed double door leading to the separate kitchen.

KITCHEN

The modern kitchen boasts a range of base and wall units, with useful drawers and roll top work surfaces above. The stainless steel sink with mono block lever tap and draining board sits below the window which offers a pleasant outlook. Fitted appliances include a built in mid height electric oven, as well as a four ring electric ceramic hob with chimney extractor hood. There is space for a fridge freeze and slimline dishwasher. Tiled floor and wall tiling to splash-back areas.

BEDROOM ONE

This is a spacious double bedroom with a large window. There is a built-in mirror fronted sliding door wardrobe offering generous storage with shelving and hanging rails. There is a ceiling light, TV and phone points and raised electric sockets.

BEDROOM TWO

This is a large double bedroom, currently being used as a study/reading room, but could alternatively be used as the principal bedroom. It has a large window, allowing ample natural



2 BED | £300,000

light into the room. The room benefits from having large bespoke built in wardrobes offering excellent storage with shelves and hanging rails. There is a ceiling light, TV and phone point and raised electric sockets.

BATHROOM

This fully tiled bathroom is fitted with a matching suite, comprising; bath with shower over, WC, fitted vanity unit with sink inset, storage below and a mirror above, Further featuring a heated towel rail, spots lights, emergency pull cord and slip resistant flooring.

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 length: 125 years from 1st Jan 2013
Ground rent: £495 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

- Apartment heating and water rates
- 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.

Service charge: £4,138.44 per annum (up to financial year end 31/03/2024).

