

Council Tax Band: D



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| Energy Efficiency Rating                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A | 81      | 81        |
| (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                                    |         |           |



## 33 Bailey Court

New Writtle Street, Chelmsford, CM2 0FS



**Asking price £250,000 Leasehold**

A beautifully presented one bedroom apartment with dual aspect lounge which incorporates a WALK OUT BALCONY WITH VIEWS TOWARDS THE ESSEX COUNTY

CRICKET PITCH within a McCARTHY STONE retirement living development.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**Call us on 0345 556 4104 to find out more.**

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# 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 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.

## Apartment Overview

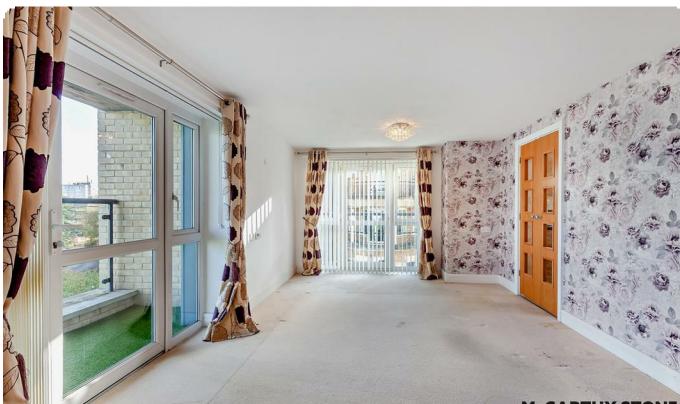
McCarthy Stone Resales are proud to bring to the market this beautifully presented one bedroom apartment which boasts from impressive views over the Essex County Cricket Club pitch which you can watch the world go by from your walk out balcony! The apartment is situated on the second floor which can be accessed via both stairs and lift both closeby.

## Entrance Hall

Front door with spy hole leads to the large entrance 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 are located in the hall. Doors leading to the lounge, bedroom and shower room.

## Lounge

The generously sized large window has the benefit of a dual aspect which allows lots of natural light in and incorporates French door which leads to a walk out balcony which provides impressive views over the Essex County Cricket Club pitch and is large enough to house a small bistro set. The spacious lounge



# 1 Bed | £250,000

## Kitchen

also has ample space for dining. TV and telephone points, two decorative ceiling lights and raised electric sockets. Part glazed double door leading to the separate kitchen.

Fully fitted modern kitchen with a range of base and wall units and drawers with roll top work surfaces above. The window with views towards County Place sits above the stainless steel sink with mono block lever tap and draining board. Built in mid height electric oven. Four ring electric ceramic hob with chimney extractor hood and glass splashback. Under counter lighting and ceiling spot lights, integral fridge and freezer.

## Bedroom

Double bedroom with large window allowing lots of natural light in and providing views towards County Place. The bedroom has the benefit of a built in mirror fronted wardrobe. TV and phone point, decorative 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, support rail and foldable chair. Low level 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. 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 charges please please contact your Property Consultant or House Manager.

Service charge is £3,385.47 per annum (up to financial year end 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## 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

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 speak with our Property Consultant today.

## Additional Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

