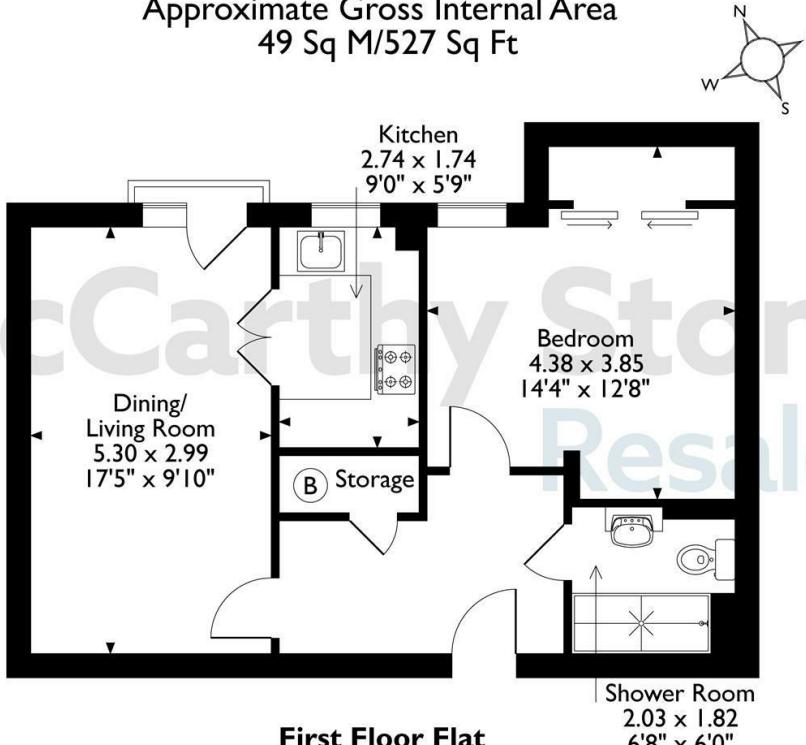


24 Bailey Court, New Writtle Street, Chelmsford, Essex  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



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



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.

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		



## 24 Bailey Court

New Writtle Street, Chelmsford, CM2 0FS



**Asking price £220,000 Freehold**

A well presented ONE bedroom apartment situated on the FIRST FLOOR. This apartment boasts a fully fitted kitchen with integrated appliances, a DOUBLE bedroom, shower room, store room and spacious living area with Juliet Balcony. Bailey Court, a McCarthy Stone retirement living development is nestled in Chelmsford and boasts a homeowner's lounge where SOCIAL events take place, laundry room and communal gardens.

\*Entitlements Advice and Part Exchange available\*

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

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

# New Writtle Street, Chelmsford

1 Bed | £220,000

## 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. Security is always important. Either when you're relaxing at home or away at the weekend, you want to know that everything is safe and secure. 24-Hour CCTV and secure entry system ensures complete peace of mind. There are communal area's, including the homeowners lounge which is a 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.

## LIVING ROOM

A spacious living area with ample room for dining and comfortable seating alike. There is a Juliet balcony which allows ample natural daylight to flood the room. Neutrally decorated and carpeted throughout with doors leading to separate kitchen.

## KITCHEN

Fully fitted kitchen with a range of wooden effect wall and base units for ample storage. Tiled flooring throughout. Integrated appliances to include, fridge freezer, electric oven, induction hob with extractor hood over. The stainless steel sink sits beneath the double glazed window.



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## BEDROOM

A well presented double bedroom, neutrally decorated and carpeted throughout. Built-in mirrored sliding wardrobe and large double glazed window. Raised power sockets and TV points.

## SHOWER ROOM

A wet room style shower room. Thermostatically controlled shower, with sliding glass door. Basin with vanity cupboard sit beneath a wall mounted mirror. Low level W/C. Fully tiled throughout. 24/7 emergency pull cord.

## Service Charge (breakdown)

- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,265.22 for financial year end 31/03/2026

## Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £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.

## 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

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



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