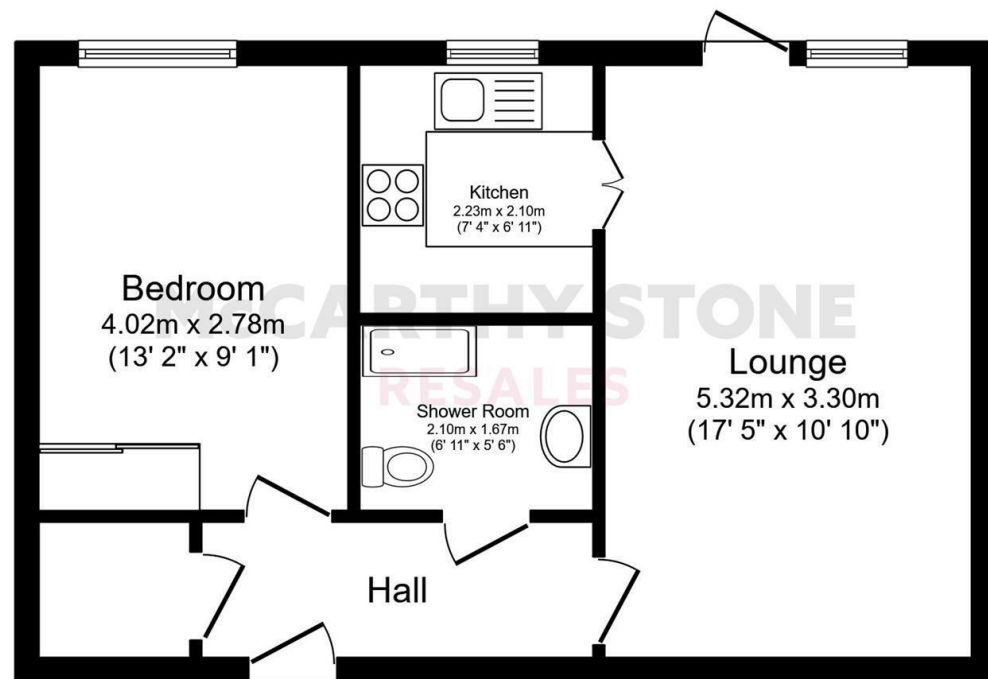


McCARTHY STONE RESALES

11 BAILEY COURT

NEW WRITTLE STREET, CHELMSFORD, CM2 0FS



Total floor area 44.6 sq.m. (480 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



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



A well presented GROUND FLOOR apartment situated within a POPULAR MCCARTHY & STONE retirement development with a patio area from lounge.

PRICE REDUCTION

ASKING PRICE £225,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



BAILEY COURT, NEW WRITTLE STREET,

1 BEDROOMS £225,000

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. There are communal areas, 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 every 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 ground floor apartment which has the benefit of a patio area from the lounge, and situated close to the communal lounge within the development. *Due to its great location, early viewings are advised*

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 lounge has ample space for dining and a large window with French door which both allows lots of natural light in but also provides access to a patio area. TV and telephone points, two decorative ceiling lights and 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. The window with blind sits above the stainless steel sink with mono block lever tap and draining board. Built in mid height electric oven with space above for a microwave and four ring electric ceramic hob with chimney extractor hood and glass splashback. Under counter lighting, integral fridge and freezer.

BEDROOM

Spacious double bedroom with large window allowing lots of natural light in. Built in mirror fronted wardrobe with shelving and hanging rails. TV and phone point, ceiling light and raised electric sockets.

SHOWER ROOM

Fully tiled and fitted with modern 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. 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 contact your Property Consultant or House Manager.

Service charge is £2,758.92 per annum (up to financial year end 31/03/2024).

LEASEHOLD INFORMATION

Ground rent: £425 per annum

Ground rent review: 1st January 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.

