



Bailey Court, New Writtle Street, Chelmsford CM2 0FS



welcome to

Bailey Court, New Writtle Street, Chelmsford

Bailey Court is an attractive over 60's, one bedroom apartment ideally positioned just half a mile from the picturesque River Can and River Chelmer and within easy reach of Chelmsford City centre.



The development features a selection of well-maintained communal areas, including a welcoming homeowners' lounge and attractive landscaped gardens—perfect for relaxing or socialising with friends, family and neighbours.

For added flexibility, there is also a guest suite available, allowing visiting friends and family to stay comfortably without the need for additional arrangements.

Agents Note:

Lease: 125 years from 1 January 2013

Current Ground Rent: £425 pa

Current Service Charge: £3389.59 pa



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Bailey Court New Writtle Street, Chelmsford

- Development of 50 one & two bedroom apartments
- Approx. 0.5 miles to River Can & River Chelmer
- On-site House Manager
- Communal homeowners' lounge
- Well-maintained communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3389.59

Ground Rent: 425.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHE116383 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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