



Watter House

Chelmsford

McCarthy Stone
Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a convenient location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Chelmsford

City living with something for everyone



- | | | |
|------------------------------------|--------------------------------|--------------------------------|
| 1 The Co-op Food Convenience Store | 6 Chelmsford City Theatres | 10 Bond Street Shopping Centre |
| 2 Central Park | 7 Dental Practice | 11 Chelmsford Cathedral |
| 3 Gym | 8 High Chelmer Shopping Centre | 12 Central Park |
| 4 Pub | 9 High Street | ● Bus Stop |
| 5 M&S Simply Food | | |



Thanks to Walter House's central location, all the things you need daily are close by and you can take full advantage of everything Chelmsford and the surrounding area has to offer. With a bus stop on the doorstep, getting to the pedestrianised city centre couldn't be easier. Chelmsford boasts three shopping centres and is home to familiar high street names such as John Lewis. You'll also find independent shops, boutiques and a market held three times a week. There's plenty to tempt your tastebuds too with an abundance of cafés, pubs, bars and restaurants.

Live life your way

The city has a proud history, cultural vibrancy and a love of sport. A visit to the 15th century cathedral is inspiring, as is a trip to the museum. The theatre hosts the best in comedy, drama, music, dance and cinema. The city also has a busy calendar of festivals and events. Chelmsford City Football Club, Essex County Cricket Club and Chelmsford Bowling Club are close to the development.

For fitness classes and swimming, there's an excellent leisure centre. Lovers of the great outdoors won't be disappointed. Chelmsford's Central Park features riverside walks, cycle paths, children's play areas, tennis courts and views of the iconic Victorian railway viaduct. Just a short stroll from the development is leafy Admirals Park where you can walk along the River Can. Beyond the city is the prestigious Hylands Estate, encompassing formal Victorian gardens and ancient woodlands. Warley Place Nature Reserve makes for a great day out with its plants, shrubs and trees from all around the world. A visit to RHS Garden Hyde Hall is a must too, with its meadows and stylish garden. For afternoon walks, the beautiful surrounding countryside is a delight.

You'll be well looked after in Chelmsford

Designed with the over 60s in mind, Walter House is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

As you approach Walter House, the contemporary design of the exterior will immediately catch your eye. The development's style perfectly complements Chelmsford's modern approach to living.

As you walk into the lobby, you'll immediately feel at home. Whether you're a homeowner, family member or friend it has been created to always offer the warmest of welcomes.

As you explore Walter House, you'll soon discover the social hubs of this stunning development. There's the spectacular Sky Lounge, where you can enjoy views across Chelmsford, and the communal lounge.

These spaces are where our community of friends and neighbours can spend time together, from a leisurely catch up over a coffee to social events filled with sparkly banter. Of course, if you just fancy relaxing over a newspaper or spending time with a good book, there's no shortage of quiet spots too.





More for you

Guest Suite[^]#

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Mobility scooter charging point[#]

An accessible space available where mobility scooters can be charged.

Parking[#]

Spaces are available for purchase.

Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Walter House is no exception.

Comprising 49 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing your apartment or renting at Walter House, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership[~], you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.

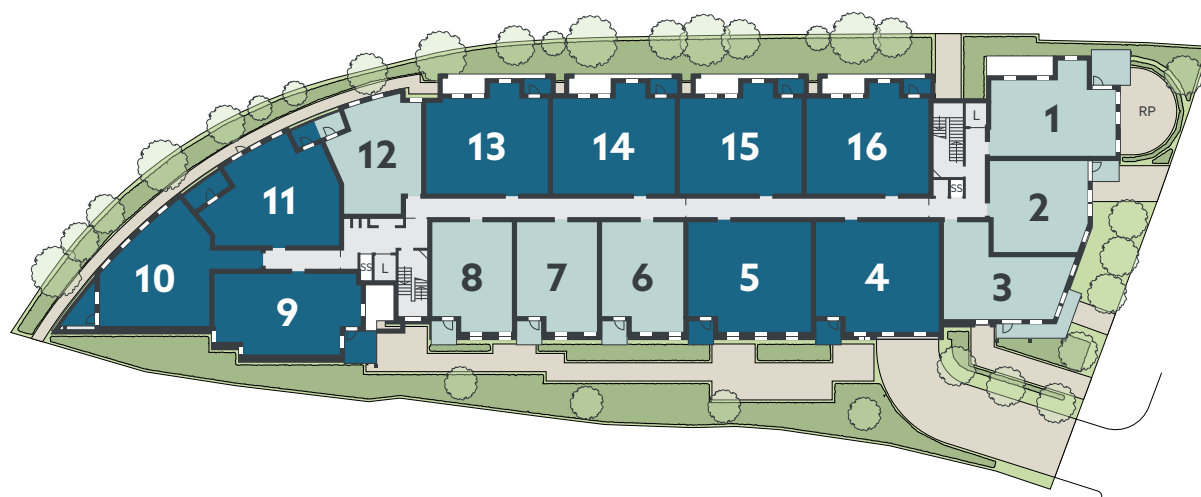


Walter House

Ground Floor



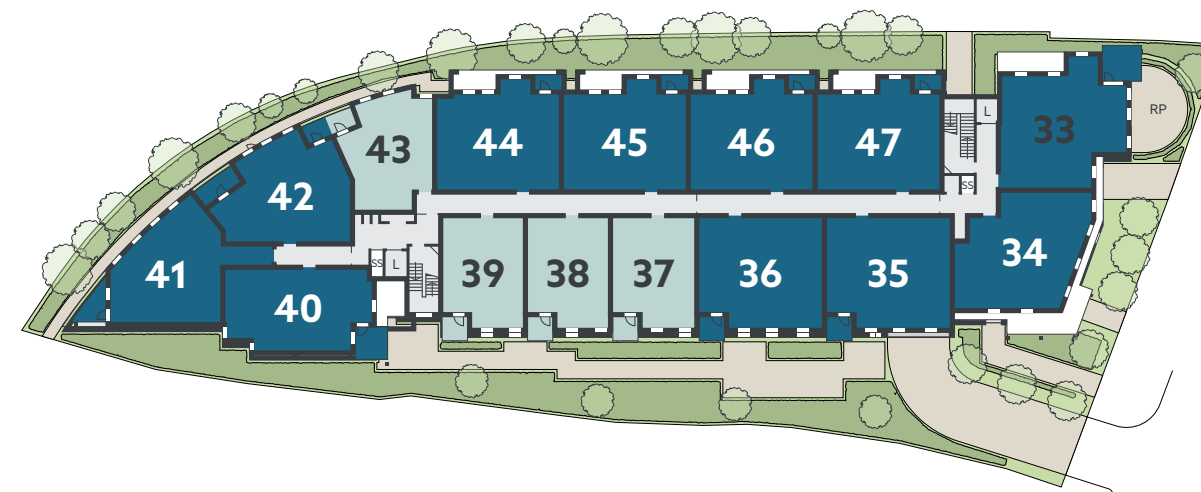
First Floor



Second Floor



Third Floor



Fourth Floor



● 1 bedroom apartment

● 2 bedroom apartment

CT - Communal Terrace

E - Entrance Lobby

GS - Guest Suite

L - Lift

MSC - Mobility Scooter Charging

O - Office

P - Plant Room

R - Refuse

RP - Residents Patio (Ground Floor)

S - Store

SS - Smoke Shaft

For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/walter-house

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected properties
- ▶ Walk-in or fitted wardrobes to all master bedrooms
- ▶ Telephone and television point in living room and bedroom(s)
- ▶ Combined washer/dryer
- ▶ Sky/Sky+ connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated Bosch ceramic hob
- ▶ Stainless steel cooker hood and glass splashback
- ▶ Anthracite composite sink
- ▶ Mixer taps

Heating and finishes

- ▶ White radiators
- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Additional en-suite shower room in two bedroom properties
- ▶ Steam free illuminated mirror fixed to wall
- ▶ Heated towel rail

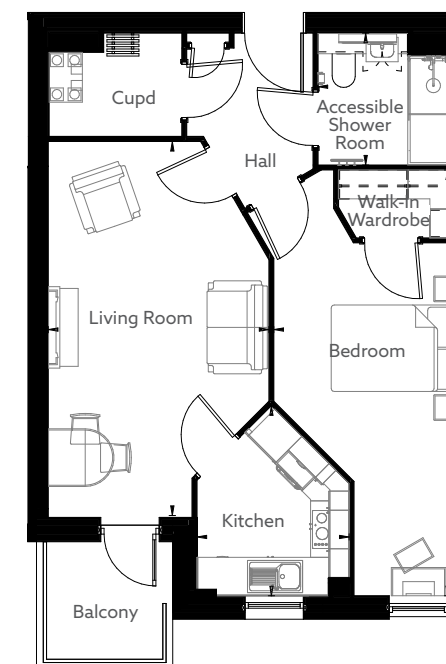
Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional en-suite

Typical apartment layouts

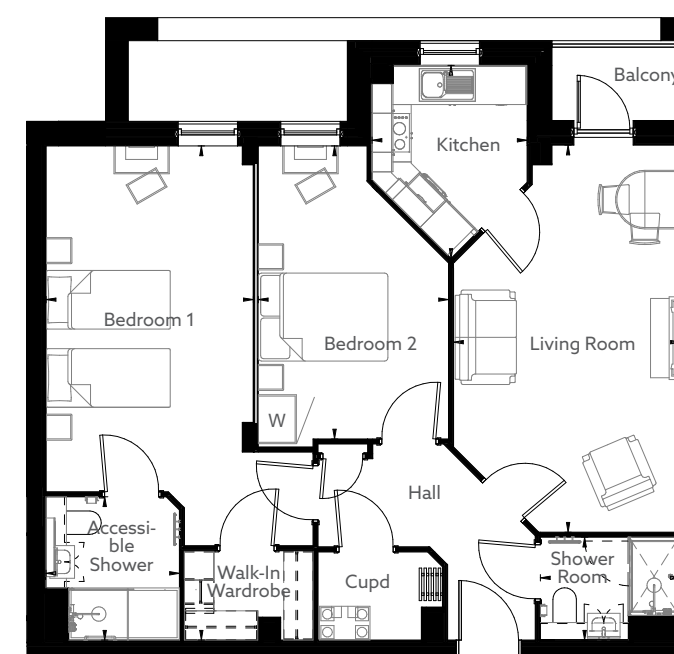
Approximate room sizes

One Bedroom (Area: 73.6m²)



Living Room (max)
19'2" x 11'3" / 5833 x 3441mm
Kitchen (max)
9'9" x 7'9" / 2963 x 2373mm
Bedroom (max)
21'9" x 9'6" / 6640 x 2885mm
Shower Room (max)
6'9" x 7'3" / 2056 x 2198mm

Two Bedroom (Area: 76.9m²)



Living Room (max)
19'6" x 11'5" / 5940 x 3484mm
Kitchen (max)
9'9" x 7'10" / 2963 x 2381mm
Bedroom 1 (max)
24'11" x 10'5" / 7585 x 3179mm
Ensuite Shower Room (max)
7'3" x 6'9" / 2200 x 2050mm
Bedroom 2 (max)
14'9" x 9'7" / 4498 x 2921mm
Shower Room (max)
7'1" x 5'2" / 2151 x 1579mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Walter House and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on the Walter House web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/walter-house to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

January 2026

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/walter-house

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