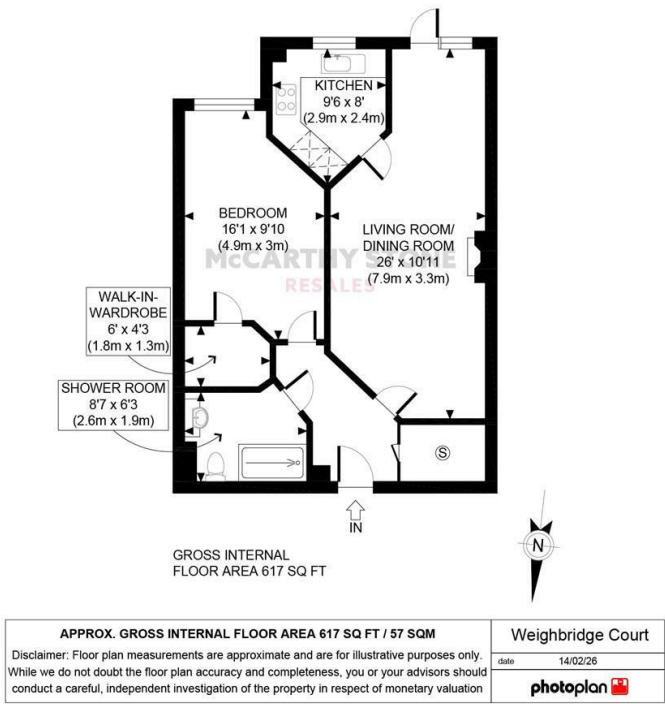


9 Weighbridge Court

301 High Street, Ongar, CM5 9FD



Asking price £275,000 Leasehold

A SPACIOUS and BRIGHT southerly facing one bedroom ground floor apartment situated within a DESIRABLE MCCARTHY STONE retirement living plus development.

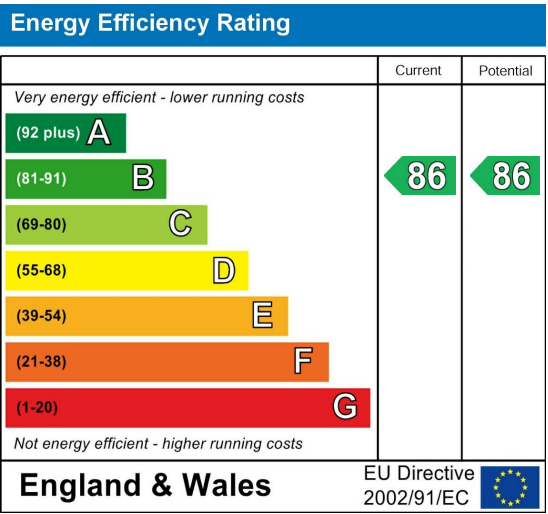
This apartment is perfectly suited for those with mobility concerns being on the ground floor adjacent to both the restaurant and communal lounge.

Weighbridge Court has a fabulous and welcoming community.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: C



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.





# Weighbridge Court, 301 High Street, Chipping Ongar, Essex, CM5 9FD

## 1 Bed | £275,000

**Weighbridge Court**  
Weighbridge Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family.

If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

**Social Community**  
The development has a wonderful friendly community feel, reflected by the social calendar which homeowners can partake in as much or as little as they wish. There are always plenty of regular activities to choose from including; arm chair fitness classes, coffee mornings, games and quiz nights, and themed events.

Whilst there is something for everyone there is certainly no obligation to participate and home owners' can 'dip in and out' of activities as they wish. The development enjoys excellent communal facilities including a super homeowners lounge, function room, and landscaped gardens.

**Entrance Hall**  
Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the hot water boiler which is less than one year old. Illuminated light switches and smoke detector. Security door

entry system with intercom. Doors lead to the double bedroom, living room and shower room.

**Living Room**  
A beautifully presented spacious living room benefitting from a glazed patio door with windows to side opening to a paved patio area and communal gardens and a southerly aspect. The room provides space for a dining table and chairs and has a feature fire with surround making it an attractive focal point. TV point with Sky+ connectivity (subscription fees may apply). Telephone point, two ceiling light points and raised electric power sockets. Partially glazed door leads to a separate kitchen.

**Kitchen**  
A well maintained modern fitted kitchen with a range of base and wall units. Granite style work surfaces with tiled splash back. The window with blind is positioned above the stainless steel sink with mixer tap and drainer, and enjoys views of the gardens. Built in electric oven with space above for a microwave. Ceramic hob with cooker hood above. Integral fridge & freezer.

**Bedroom**  
A bright and spacious double bedroom with a window with views over the gardens. A large walk-in wardrobe housing rails and shelving. TV and telephone point, ceiling light point and raised electric power sockets.

**Shower Room**  
Fully tiled level access thermostatically controlled shower with curtain and support rail, slip resistant vinyl flooring, WC, vanity unit with inset wash basin and mirror above, shaver point and chrome heated towel rail.

**Service Charge**

- 1hr Domestic assistance
- 24/7 onsite staffing
- onsite subsidised restaurant
- 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

Service charge : £9,000.48 per annum (for financial year ending 31st March 2024) \*\*Entitlements Service\*\* Check out benefits you may be entitled to. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

**Car Parking Scheme**  
Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

**Lease Information**  
Lease length: 125 years from 1st June 2012  
Ground rent: £435 per annum  
Ground rent review: 1st June 2027

**Additional Services**  
\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

**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 .

• 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

