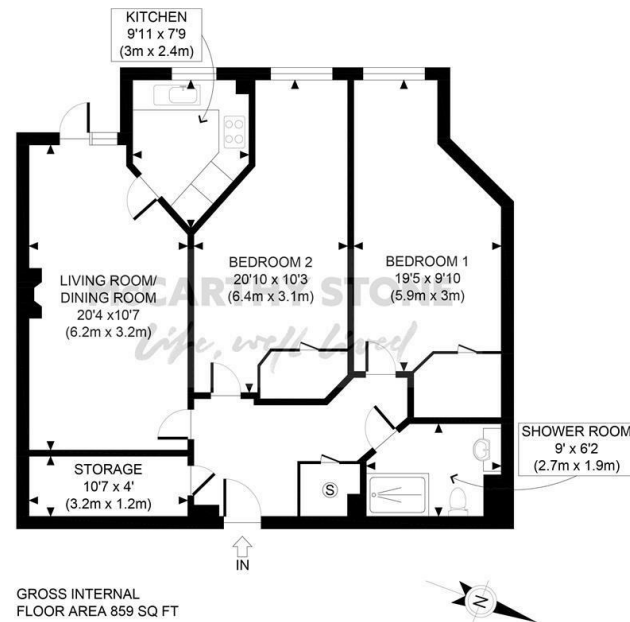


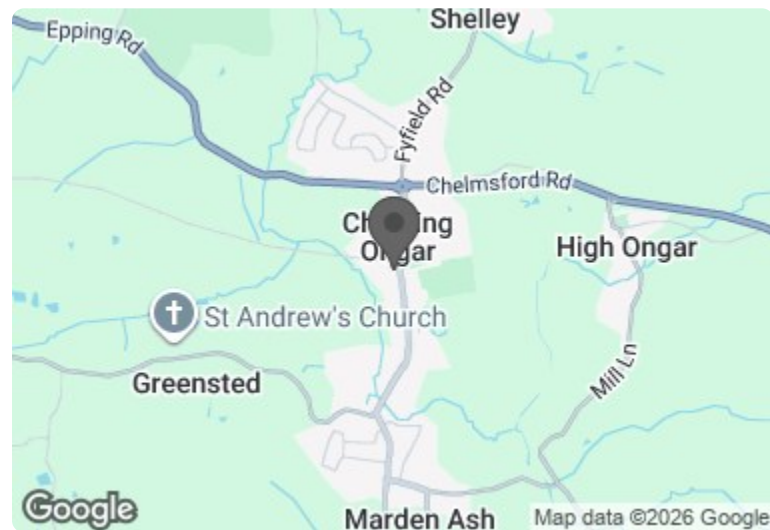
**14 Weighbridge Court**  
301 High Street, Ongar, CM5 9FD



APPROX. GROSS INTERNAL FLOOR AREA 859 SQ FT / 80 SQM	Wiegbridge Crt
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date: 01/09/25</small>
	photoplan



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Offers in the region of £300,000 Leasehold**

A beautifully bright GROUND FLOOR - TWO BEDROOM apartment with direct access to a paved patio area from the living room, within a retirement living plus development offering quality care services delivered by MCCARTHY STONE experienced CQC registered Estates team.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

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

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Registered in England and Wales No. 10716544



# 301 High Street, Ongar, CM5 9FD

# 2 Bed | £300,000

PRICE REDUCED

## Summary

Weighbridge Court is a McCarthy & Stone development consisting of one and two bedroom Retirement Living PLUS (previously assisted living) apartments. It sits in the small market town of Chipping Ongar, close to Epping Forest. The development is ideally situated just off the high street, near to shops, amenities and bus stops. For those who like to adventure abroad, London Stansted Airport is just half an hour away by car. The nearest mainline station is Brentwood, and the nearest underground line is Epping Station, offering access to the centre of London.

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.

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.

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

## Entrance Hall

Front door with spy hole leads to the large 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. Illuminated light switches and smoke detector. Security door entry system with intercom. Ceiling spotlights. Doors lead to the bedrooms, living room and shower room.

## Living Room opening onto a patio

A bright and spacious living room benefitting from a glazed patio door with window to side opening onto a paved patio area surrounded by lawns and a westerly aspect. The room has a feature electric fire and surround providing an attractive focal point. TV point with Sky+ connectivity and telephone point. Door leads to a separate kitchen.

## Kitchen

A modern fitted kitchen with an excellent range of base and wall units with contrasting work surfaces over and tiled splash backs. The auto-opening window sits above the stainless steel sink with mixer tap and drainer. Built in electric oven with space over for a microwave. Ceramic hob with stainless steel cooker hood above. Integral fridge & freezer. Ceiling downlights.

## Bedroom One

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. TV and telephone point.

## Bedroom Two

A good sized second double bedroom with a walk-in wardrobe housing rails and shelving. Could have alternative uses such as a separate dining room, hobby room or study.

## Shower Room

Fully tiled walls and wet room flooring. Suite comprising; walk in level access thermostatically controlled shower with support rails and shower curtain, WC, vanity unit with inset wash basin and mirror above. Ceiling spotlights, chrome heated towel rail.

## 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

Annual Service Charge: £13,874.86 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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. To find out more about the service charges please please contact your Property Consultant or House Manager.

## Leasehold

Lease: 125 years from 1st June 2012

Ground rent: £510 per annum

Ground rent review: 1st June 2027

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

## 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.

## Additional Information & Services

\*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.

\*\* 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.

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

