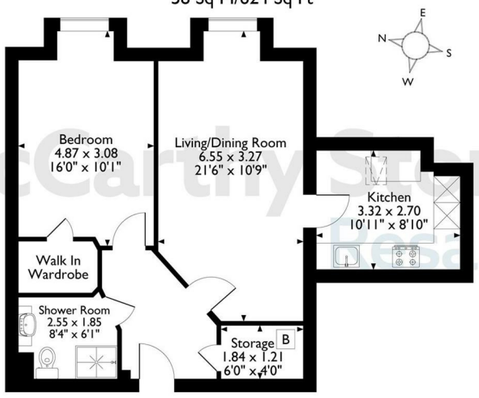
Excellent

Trustpilot

McCarthy & Stone
Resales.

58 Weighbridge Court, 301, High Street, Ongar, Essex
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Third Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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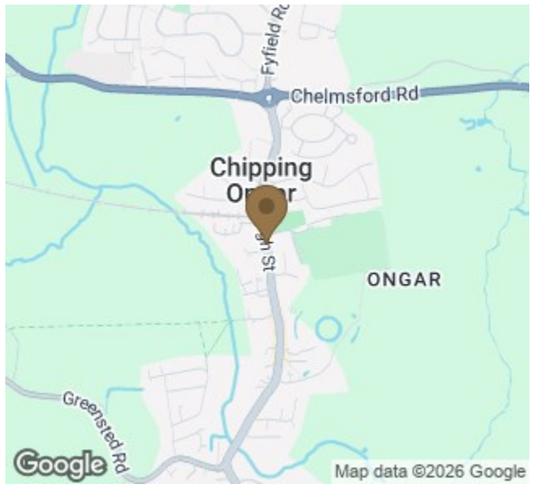
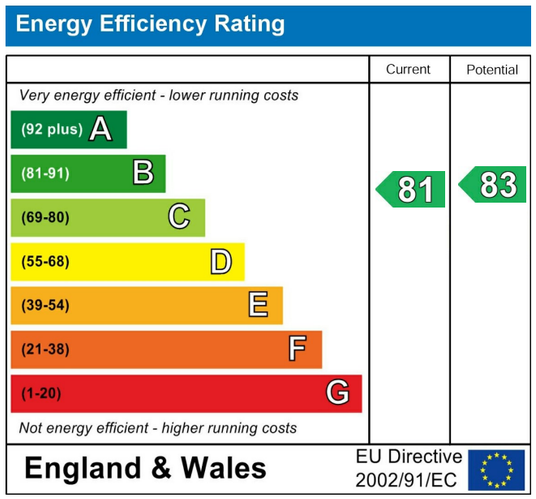




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

58 Weighbridge Court

High Street, Ongar, CM5 9FD

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 58 Weighbridge Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- 24 HOUR ESTATE MANAGEMENT TEAM
- COMMUNAL LOUNGE
- LANDSCAPED GARDENS
- RESTAURANT SERVING LUNCHES DAILY
- LIFTS TO ALL FLOORS
- GUEST SUITE
- MOBILITY SCOOTER STORE
- DOMESTIC SSISTANCE
- PERSONAL CARE PACKAGES AVAILABLE
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

58 Weighbridge Court, Ongar

1 | 1 | Asking price £175,000

Weighbridge Court
Weighbridge Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide its homeowners' with extra care and is equipped to offer various levels of care depending on your needs. 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 if required. 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 for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided every day. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £30 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. Other communal areas consist of a mobility scooter store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!

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.

Everything close at hand
A short stroll from Weighbridge Court is the main High Street where there is a mix of bespoke shops and eateries. Located within the community is a Sainsbury's supermarket.
Whatever your taste in recreation and leisure acidities, Chipping Ongar won't disappoint. Budworth Hall plays host to a wide range of classes and social events, so there's something for everyone.

Apartment Overview
The spacious one bedroom apartment is situated on the top floor.
The apartment is neutrally decorated and great condition throughout enabling you to put your own stamp on it.

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 electric meter, fuse box and hot water cylinder. Illuminated light switches and smoke detector. Security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room
A spacious living room which provides ample space for a dining table and chairs. Double glazed window with easterly views. Feature fireplace and surround. Telephone and TV point with Sky+ connectivity, raised height electric sockets, two ceiling lights and emergency pull cord. A part-glazed door leads to a separate kitchen.

Kitchen
A modern fitted kitchen with a range of base and wall units with roll edge work surfaces and tiled slash back. A velux style window sits above a single sink unit with mixer tap and drainer. The electric waist heigh oven (for minimal bend) provides space above for a microwave and ceramic four ringed electric hob and extractor hood above. It has an integrated fridge and freezer. Ceiling spot lights.

Bedroom
A generous double bedroom with a window providing easterly views. This room has the advantage of a large walk-in wardrobe housing rails and shelving. Telephone and TV point, raised height electric sockets, ceiling light and emergency pull cord.

Shower Room
A purpose built shower room equipped with thermostatically controlled shower with support / grab rails and curtain. It has a vanity unit with inset wash hand basin and fitted mirror above, WC and heated towel rail. The shower room has anti-slip flooring, electric shaver socket chrome heated towel rail and emergency pull-cord.

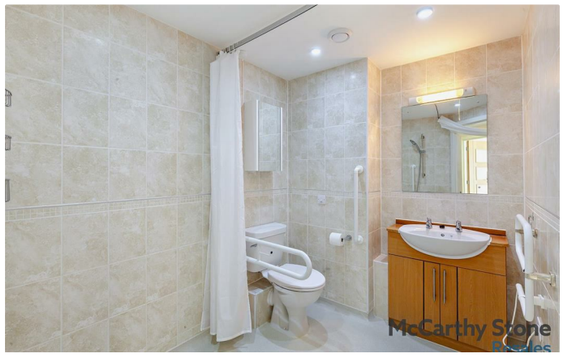
Service Charge
• 1hr Domestic assistance
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24 hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
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 please contact your Property Consultant or House Manager.

Service charge: £10,156.24 per annum (for financial year end 31/03/2027)
Entitlements Service Check out benefits you may be entitled to.

Car Parking Scheme
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 Estate Manager on site for availability.

Leasehold
Lease length: 125 years from 1st June 2012
Ground rent: annual fee of £435
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.

Additional Information & Services
** Entitlements Service** Check out benefits you may be entitled to.
** 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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