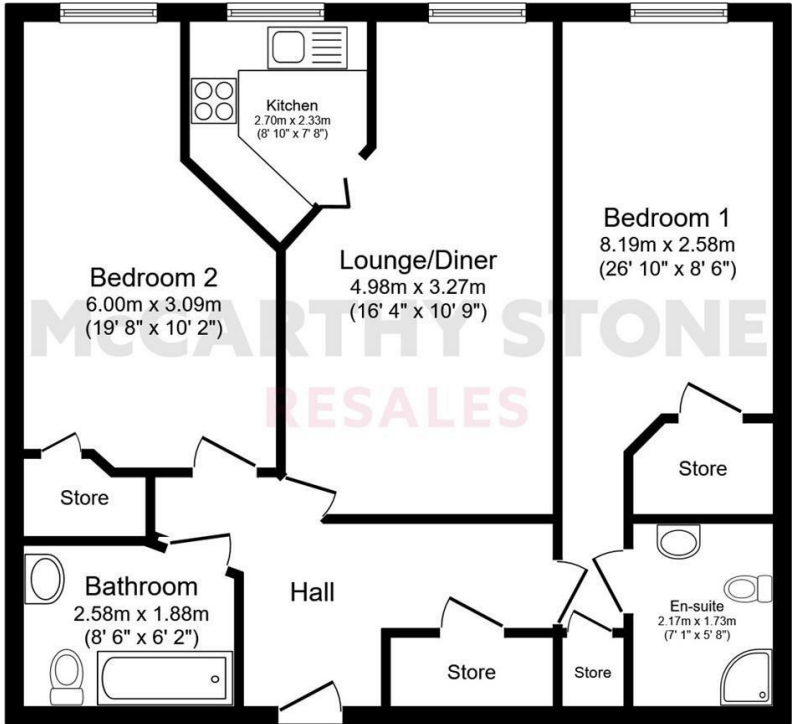


47 Weighbridge Court

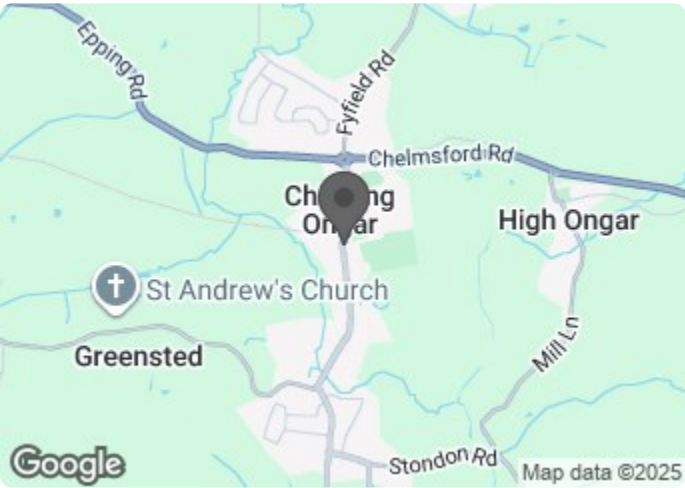
301 High Street, Ongar, CM5 9FD



Total floor area 76.2 m<sup>2</sup> (820 sq.ft.) approx  
Printed Contact Details...  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: D



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

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

## 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 Activities & Apartment Overview

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. We are delighted to offer to the market this well presented, spacious apartment boasting two large double bedrooms each with it's own walk-in wardrobe, an ensuite wet room and separate guest bathroom and comes complete with carpets, curtains and light fittings. New carpets in the lounge & hall to be put down before completion.



## 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 guest bathroom.

## Living Room

A well-proportioned lounge benefitting from a feature electric fire and surround. There's ample room for dining beside the large double glazed window. TV point with Sky+ connectivity. Telephone point. Two ceiling light points. Raised electric power sockets. Door leads to a separate kitchen.

## Kitchen

A well maintained modern fitted kitchen with a range of base and wall units with roll top work surfaces over. The auto-openng double glazed window is positioned in front of the stainless steel sink with mixer tap and drainer. Built in electric oven with space over for a microwave. Ceramic hob with cooker hood above. Integral fridge & freezer. Ceiling downlights, slip resistant flooring.

## Master Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. In addition there is a large storage cupboard. Two ceiling lights. TV and telephone point. Double glazed window. Provisions for a wall- mounted TV. New bedroom carpet was put down this year.

## Ensuite Wet Room

Fully tiled walls and non slip vinyl flooring. Suite comprising; walk in shower with support rails and curtain, WC, vanity unit with inset wash basin and mirror above. Ceiling spotlights, chrome heated towel rail.

## Bedroom Two

A spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling light points. Telephone point. Double glazed window. Carpets in this room were put down last year.

## Guest Bathroom

Fully tiled walls and non slip vinyl flooring. Suite comprising;



# 2 bed | £325,000

bath with shower over and support rail. WC, vanity unit with inset wash basin and mirror above. Ceiling downlights. Chrome heated towel rail.

## Service Charge

- 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 is £13,541.88 for the financial year ending 31/03/2026. 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 contact your Property Consultant or House Manager.

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

## Car Parking Permit

Car Parking spaces are allocated on a first come, first served basis at an annual cost of £250

## Ground Rent

Lease: 125 years from 1st June 2012  
Service charge: £510 per annum  
Service charge review: 1st June 2027

## Additional Information & Services

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, 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

