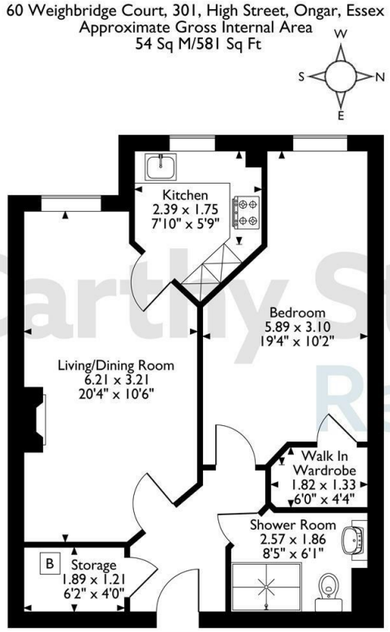
McCarthy Stone
Resales

60 Weighbridge Court, 301, High Street, Ongar, Essex
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



Third Floor Falt

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

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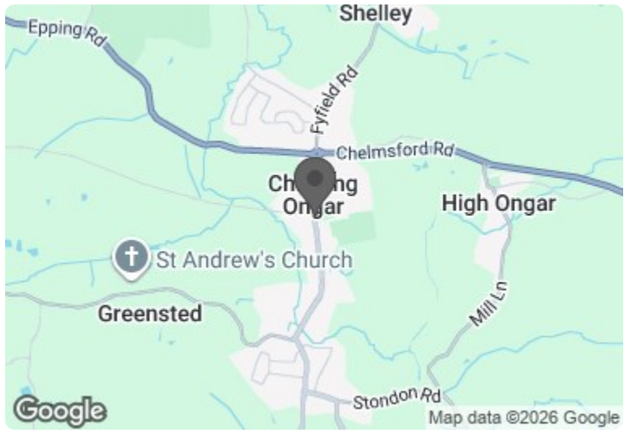
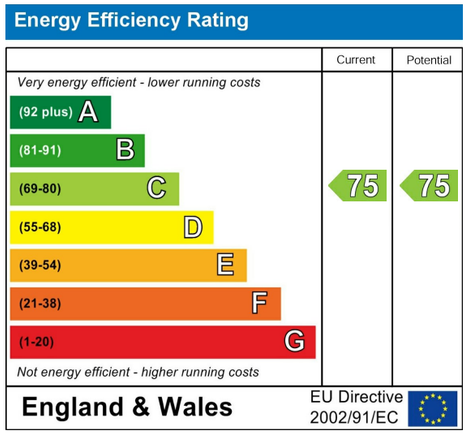
McCarthy Stone Resales

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.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

60 Weighbridge Court

High Street, Ongar, CM5 9FD

PRICE REDUCED

PRICE REDUCTION

Asking price £190,000 Leasehold

Join us for tea & cake at our Open Day - Tuesday 2nd June 2026 - from 10am to 4pm - BOOK YOUR PLACE TODAY!

A bright and spacious one bedroom retirement apartment. The development is conveniently located opposite a bus stop. 1 HOUR OF DOMESTIC ASSISTANCE INCLUDED per week. The property is CHAIN FREE. Early inspection is highly recommended.

Call us on 0345 556 4104 to find out more.

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

Weighbridge Court, 301 High Street,

1 Bed | £190,000

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.

Apartment Overview
A bright and spacious one bedroom apartment with a westerly aspect which allows lots of natural light in, this is situated on the third floor which can be accessed by lift.

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. Illuminated light switches and smoke detector. Security door entry system with intercom. Doors lead to the living room, bedroom and wet room.

Living Room
A well-proportioned lounge benefiting from a double glazed west facing window which provides views towards the communal gardens and car park. The lounge allows ample space for dining, ideally positioned in front of the window and has a feature electric fire and surround which acts as an attractive focal point. TV point with Sky+ connectivity (subscription fees may apply), telephone point. Two ceiling light points and raised electric power sockets. Part glazed door leads to a separate kitchen.

Kitchen
A well maintained modern fitted kitchen with a range of base and wall units, granite styled work surfaces with tiled splash back. The double glazed west facing window is positioned above the stainless steel sink with mixer tap and drainer. Built in waist height electric oven with space above for a microwave. Four ring ceramic hob with cooker hood above. Integral fridge & freezer.

Bedroom
A bright and spacious double bedroom with a west facing window with views over the communal gardens and car park. Featuring a large walk-in wardrobe housing rails and shelving. TV and telephone point. Two ceiling light points and raised electric power sockets.

Wet Room
Fully tiled wet room style level access thermostatically controlled shower with curtain, seat and support rail. WC, vanity unit with inset wash basin and mirror above. Shaver point. Chrome heated towel rail. Slip resistant flooring and emergency pull cord.

Service Charge
- 1hr Domestic assistance
- On-site Estate Manager and team
- On-site 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

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.

Annual Service charge: £10,056.00 for the financial year ending 31/03/2027.

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

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.

Leasehold Information
Ground Rent: £435 per annum
Ground rent reviewed 1st June 2027
Lease: 125 years from 1st June 2012

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

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