

McCARTHY STONE RESALES

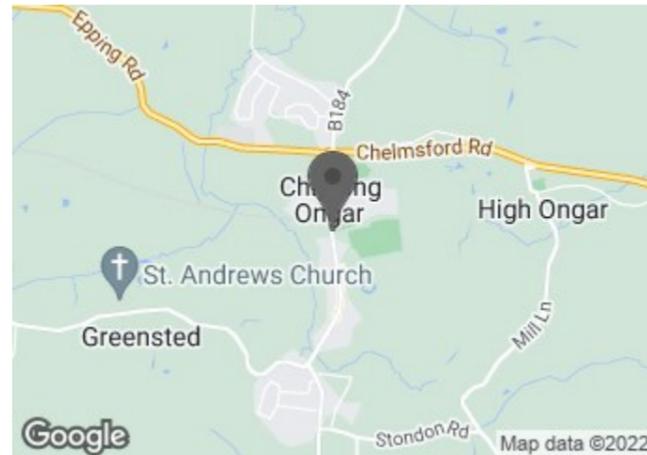
54 WEIGHBRIDGE COURT, HIGH STREET, ONGAR, CM5 9FD



APPROX. GROSS INTERNAL FLOOR AREA 629 SQ FT / 58 SQM	Weighbridge Court
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	date 12/04/22
	photoplan



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



A spacious one bedroom apartment with views of the green countryside beyond the adjacent Ongar steam railway station, positioned within a popular retirement living plus development.

ASKING PRICE £255,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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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 leases, ground rent, service charge 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 on the fees that apply to this property. 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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk

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



WEIGHBRIDGE COURT, HIGH STREET, ONGAR, ESSEX, CM5 9FD

1 BED | £255,000

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. 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.

EVERYTHING CLOSE TO HAND

Weighbridge Court is conveniently located with a Tesco Express just 150 yards from the front door and a Sainsbury's 450 yards away. There are also independent newsagents, pharmacies, a public library and a number of coffee/tea shops and pubs in the High Street all within 600 yards. The GP surgery is up the hill about half a mile away. There is a bus stop right outside the front door.

For the more active, there are many public footpaths nearby, including pleasant walks direct to the front door including one to the nearby recreation and sports ground, where local clubs can be seen playing amateur football, rugby, cricket, tennis and petanque in season.

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

McCarthy Stone Resales are delighted to offer to the market this spacious one bedroom apartment, with generously sized rooms and large walk in wardrobe in the bedroom. The apartment provides pleasant views from both the lounge and bedroom of green countryside beyond the adjacent Ongar steam railway station. The apartment is located on the third floor conveniently opposite the lift from which access to all the communal facilities are easily accessible - this is particularly convenient for the communal dining room and laundry on the ground floor.

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 bedroom, lounge and bathroom.

LOUNGE

A well-proportioned (wider than the norm) lounge with views towards the Ongar steam railway station and green countryside beyond. The lounge has ample space for dining. TV point with Sky+ connectivity, telephone point, two ceiling light points, raised electric power sockets and emergency pull cord. Partially glazed door leads to a separate kitchen.

KITCHEN

A modern fitted kitchen with a range of base and wall units with roll top work surfaces over. The electrically operated double glazed window with blind sits above the stainless steel sink with mixer tap and drainer. Built in waist height electric oven with space over for a microwave. Ceramic four ring hob with cooker hood above. Integral fridge, freezer and washer/drier. Ceiling spot lights and under pelmet lighting, electric sockets and slip resistant flooring.

BEDROOM

A spacious double bedroom with window provides views towards the Ongar steam railway station and green countryside beyond. TV and telephone point, ceiling light point, raised electric power sockets and emergency pull cord. Door leads onto a generously sized walk-in wardrobe housing rails and shelving.

WET ROOM

Fully tiled walls and non slip vinyl flooring. This modern suite comprises a walk in shower with support rails and curtain, WC, vanity unit with inset wash basin and vanity light and mirror above. Ceiling spotlights, chrome heated towel rail. Emergency pull cord.

SERVICE CHARGE

- Onsite Estate Manager and team
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £7,824.12 p.a. (for financial year end 31/03/2023)

CAR PARKING PERMIT

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.

LEASE INFORMATION

Lease Length: 125 years from 1st June 2012
Ground Rent: Annual fee of £435

