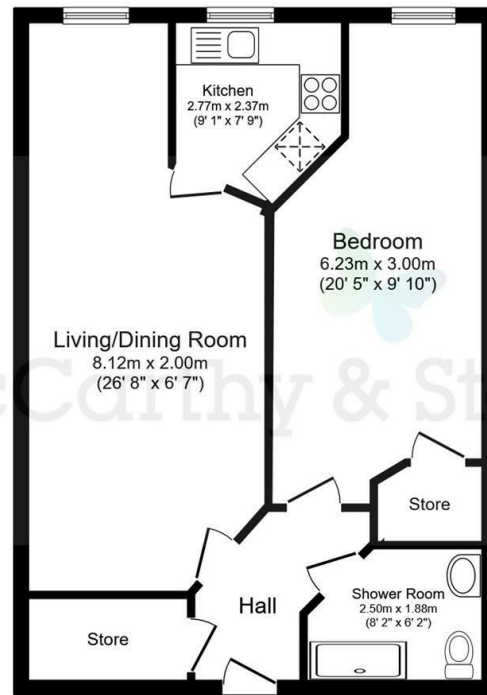


# McCARTHY STONE RESALES

## 27 WEIGHBRIDGE COURT, HIGH STREET, ONGAR, CM5 9FD

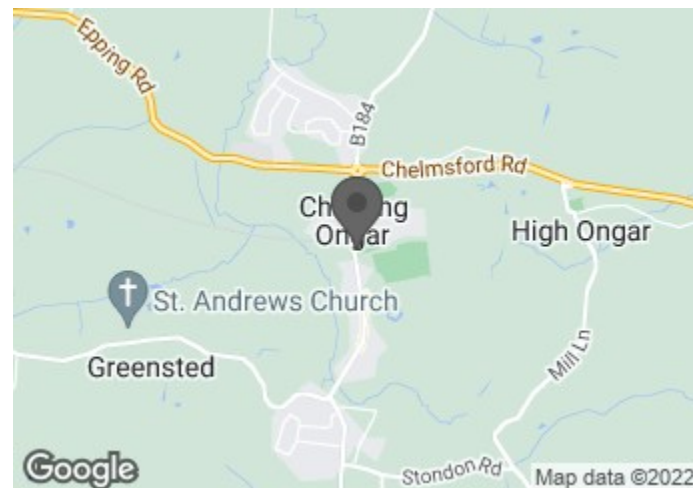


Total floor area 60.8 sq.m. (654 sq.ft.) approx  
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</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			



# McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. 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

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



A WELL PRESENTED one bedroom first floor apartment situated within a DESIRABLE MCCARTHY & STONE retirement living plus development with VIEWS TOWARDS THE EPPING ONGAR HERITAGE RAILWAY.

**PRICE REDUCTION**

**ASKING PRICE £242,000 LEASEHOLD**

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

# WEIGHBRIDGE COURT, HIGH STREET,

# 1 BEDROOMS £242,000

## 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

We are delighted to offer to the market this well presented, one bedroom first floor apartment conveniently positioned close to the lift and guest suite, the apartment is located towards the rear of the development with views across Epping Ongar heritage railway.

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

## LOUNGE

A well-proportioned lounge with double glazed window with views to the Epping Ongar Heritage Railway, the spacious lounge allows ample room for dining table and chairs in front of the mentioned window. There is a feature electric fire with surround which acts as an attractive focal point. Telephone and TV point with Sky+ connectivity, raised height electric sockets, two chandelier ceiling lights and emergency pull cord. A 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 window is positioned in front of the stainless steel sink with mixer

tap and drainer. Built in electric oven. Ceramic hob with cooker hood above. Integral fridge & freezer

## BEDROOM

An airy double bedroom with a window providing views towards the Epping Ongar Heritage Railway. This room has the advantage of a large walk-in wardrobe housing rails and shelving. Telephone and TV point, raised height electric sockets, two chandelier ceiling lights and emergency pull cord.

## WET ROOM

A purpose built wet room equipped with 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 wet room has non-slip vinyl 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 contact your Property Consultant or House 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 usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASE INFORMATION

Lease length: 125 years from 1st June 2012  
Ground rent: annual fee of £435 reviewed 06/2027

