

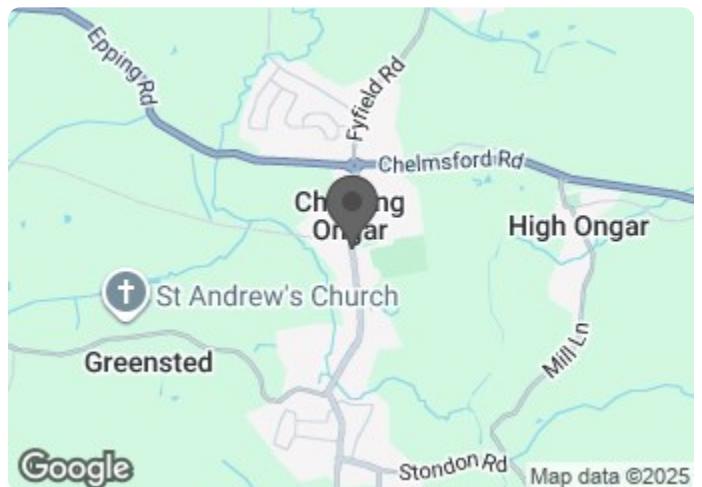
Total floor area 59.2 sq.m. (637 sq.ft.) approx

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: C**



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



**Asking price £249,500 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WEIGHBRIDGE COURT - BOOK NOW!

A spacious one bedroom GROUND FLOOR retirement apartment situated within a DESIRABLE MCCARTHY & STONE retirement living plus development which provides an on-site restaurant and 24-7 staffing. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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# Weighbridge Court, 301 High Street, Chipping 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 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 £25 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 homeowners' 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 activities, 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 ground floor with a patio. 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 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 spacious lounge which provides ample room for dining. Double glazed patio door leads to an outside space. 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 splash back. A window providing views towards the front sits above a single sink unit with mixer tap and drainer. The electric waist height oven (for minimal bend) provides space above for a microwave and ceramic four ringed hob and extractor hood above. It has an integrated fridge and freezer. Ceiling spot lights.

## Bedroom

A generous double bedroom with a door that opens on to a small patio. 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.

## 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.

**1 bed | £249,500**

## 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: £10,056.00 per annum (for financial year end 31/03/2026)

\*\*Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200').

## 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: £435 per annum

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 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.

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

