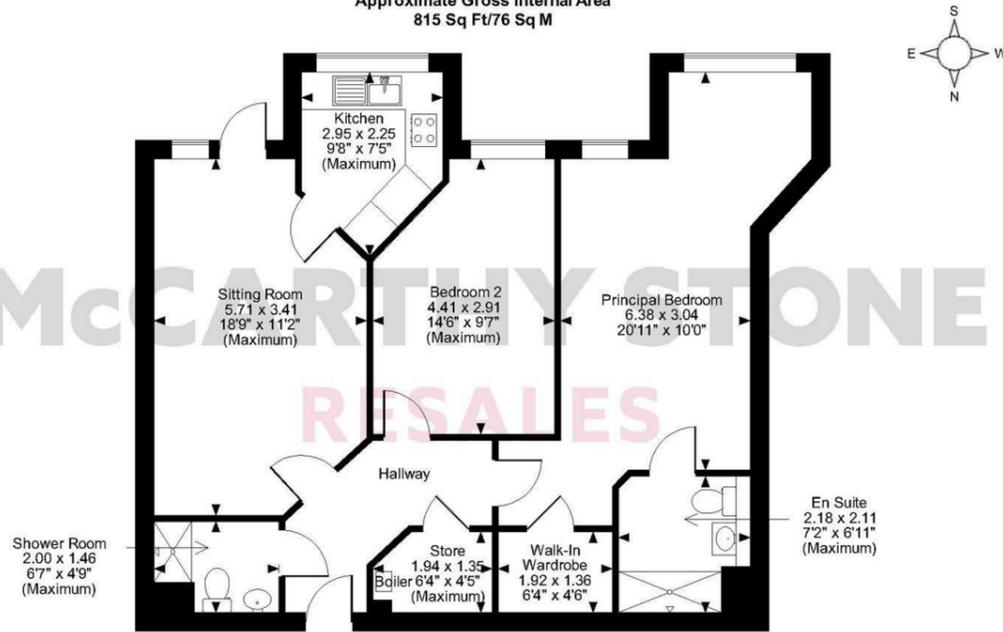


Waggoners Court, Legions Way, Bishop's Stortford  
Approximate Gross Internal Area  
815 Sq Ft/76 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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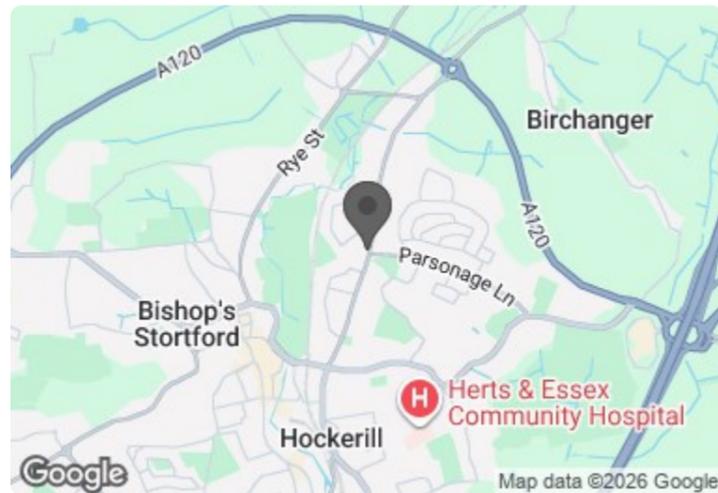
# 11 Waggoners Court

Legions Way, Bishop's Stortford, CM23 2FP

PRICE REDUCED



Council Tax Band: D



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			
England & Wales		EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £310,000 Leasehold

A SOUTH FACING two bedroom apartment with PATIO AREA situated within a popular MCCARTHY STONE retirement living development

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.

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# Waggoners Court, Legions Way, Bishop's

## 2 Bed | £310,000

PRICE  
REDUCED

### Summary

Waggoners Court in Bishop's Stortford constructed by McCarthy & Stone and designed specifically for the over 60's. The development comprises of one and two bedroom Retirement Living apartments and is situated on Legions Way, just off the main Stansted Road. The retirement development is located approximately one mile from the town centre, including Bishop's Stortford railway and bus station. The town has plenty of transport links, by rail to London Liverpool Street, and by bus or road to Stansted, Harlow, Hertford, Great Dunmow and Epping.

Waggoners Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (to selected apartments). The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise 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).

### Apartment Overview

McCarthy Stone Resales are proud to bring to the market with bright and spacious south facing apartment benefiting two double bedrooms, en-suite to the master and a generous lounge which leads onto a patio area. The apartment is neutrally decorated throughout which will enable any buyer make it their own! Early viewings strongly advised.

### Entrance Hall

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a large storage cupboard. Light switches, smoke detector, and security entry system with intercom. The apartment has underfloor heating throughout. Doors lead to the lounge, bedrooms and shower room.

### Lounge

A spacious South facing lounge with large window allowing lots of natural light in, with a French door leading onto a patio area. The room provides ample space for dining. TV point with the provision for Sky+. Telephone point. Two decorative ceiling lights and raised electric power sockets. Partially glazed door lead onto a separate kitchen.

### Kitchen

Fitted modern kitchen with a range of base and wall units - with under lighting to the wall units, fitted roll edge work surfaces and tiled splash backs. Stainless steel sink with lever tap and drainer sites below the window with blind. Built in oven, four ring ceramic hob and cooker hood above. Integral fridge and freezer. Ceiling spot lights.

### Master Bedroom

Generous master bedroom with two windows which face South with the benefit of a walk in wardrobe with shelving and hanging rails. TV point with the provision for Sky+. Telephone point. Ceiling light and raised electric power sockets

### Ensuite

Fully tiled and fitted suite comprising; large full width walk in shower with glass screen and support rail. WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord, heated towel rail and ceiling spot lights.

### Second Bedroom

This double bedroom which also has a sunny south facing aspect could be used for dining or a hobby / study room. Ceiling light and raised electric power sockets

### Shower Room

Situated off the hallway and perfect for visitors a fully tiled and fitted suite comprising; a large shower cubicle with glass sliding door and support rail. WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord, heated towel rail and ceiling spot lights.

### Service Charge (breakdown)

- On-site visiting House Manager
- 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, to find out more about the service charges please contact your Property Consultant or House Manager.

The annual Service charge is £3619.32 for the financial year ending 31/03/2026.

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

### Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Lease: 125 years from 1st June 2012

Ground rent: £495 per annum

Ground rent review: 1st June 2027

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Moving Made Easy & Additional Information

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.
  - 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

- Fibre to the Cabinet Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

