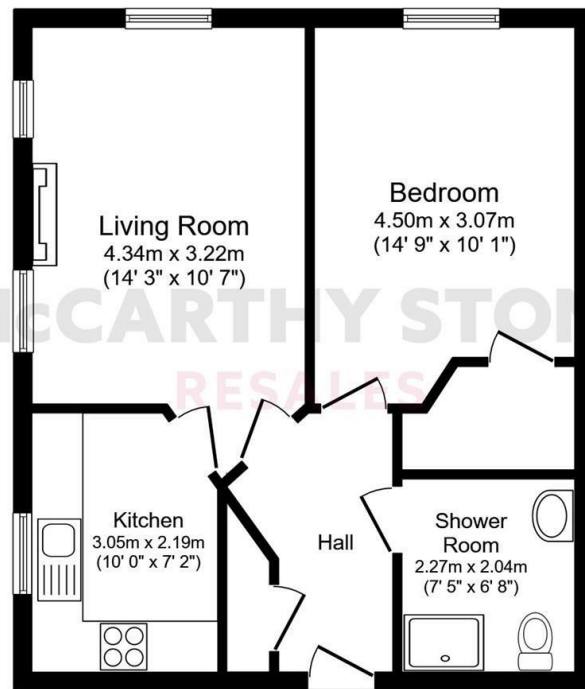


McCARTHY STONE RESALES

50 WEIGHBRIDGE COURT HIGH STREET, ONGAR, CM5 9FD



Total floor area 48.4 m² (521 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~
A bright and spacious DUAL ASPECT, SOUTH & WEST facing one bedroom apartment. Situated within a popular retirement living development which is conveniently located opposite a bus stop. 1 HOUR OF DOMESTIC ASSISTANCE INCLUDED per week.

PRICE REDUCTION

ASKING PRICE £240,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

WEIGHBRIDGE COURT, 301 HIGH STREET,

1 BEDROOMS £240,000

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.

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 bright and spacious dual aspect lounge benefiting from being both south and west allowing lots of natural light in. This room has a feature electric fire and surround which act as an attractive focal point and provides space for dining. TV point with Sky+ connectivity (subscription fees may apply). Telephone point, two ceiling light points and raised electric power sockets. 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 south facing window sits above the stainless steel sink with mixer tap and drainer. Built in electric oven with space above for a microwave. Ceramic hob with cooker hood above. Integral fridge & freezer.

BEDROOM

A bright and spacious west facing bedroom with a window providing views over the rear of the development. A large walk-in wardrobe housing rails and shelving. TV and telephone point, ceiling light point and raised electric power sockets.

WET ROOM

Fully tiled wet room style shower with curtain. Slip resistant vinyl flooring. WC, vanity unit with inset wash basin and mirror above. Shaver point. Chrome heated towel rail.

SERVICE CHARGE

- 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 Estate Manager.

The service charge for year ending 31st March 2025 is £9,868.84

****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 usually £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: of £435 per annum

Ground rent review: 1st June 2027

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.

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

