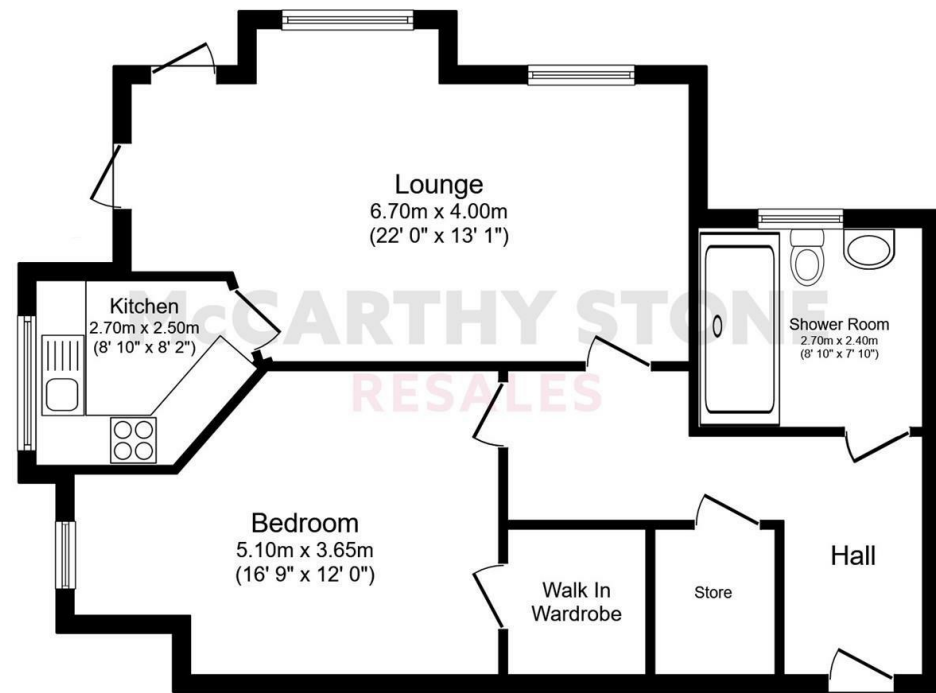


# McCARTHY STONE RESALES

## 10 WAGGONERS COURT

LEGIONS WAY, BISHOP'S STORTFORD, CM23 2FP



Total floor area 67.2 sq.m. (723 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) <b>A</b>			
(81-91) <b>B</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			
		<b>80</b>	<b>80</b>

# McCARTHY STONE RESALES

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A beautifully bright and airy larger than average one bedroom GROUND floor DUAL ASPECT apartment with TWO PATIOS with both SOUTH & EAST facing aspect, situated within a popular MCCARTHY STONE retirement living development ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

### PRICE REDUCTION

**ASKING PRICE £249,000 LEASEHOLD**

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

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

# WAGGONERS COURT, LEGIONS WAY,

# 1 BEDROOMS £249,000

## 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 dual aspect one bedroom apartment with the benefit of a ground floor positioning with two patios providing both south and east aspect. This apartment is a unique larger than average floorplan and provides a window within the shower room which is rare within this complex. 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, bedroom and shower room.

## LOUNGE

A spacious dual aspect south and east facing apartment which allows of natural light in and provides access to two 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 sits below the large window with blind. Built in oven, four ring ceramic hob and cooker hood above. Integral fridge and freezer. The kitchen provides space for a small island / seat for one. Ceiling spot lights.

## BEDROOM

Generously sized south facing bedroom 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

## SHOWER ROOM WITH FROSTED GLASS WINDOW

Fully tiled and fitted suite comprising; a large full length 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

Service charge: £2,391.69 per annum (up to financial year end 31/03/2025). The Service charge does not cover external costs such as your Council Tax, electricity or TV. **\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.

## 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 length: 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.

## ADDITIONAL 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.

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

