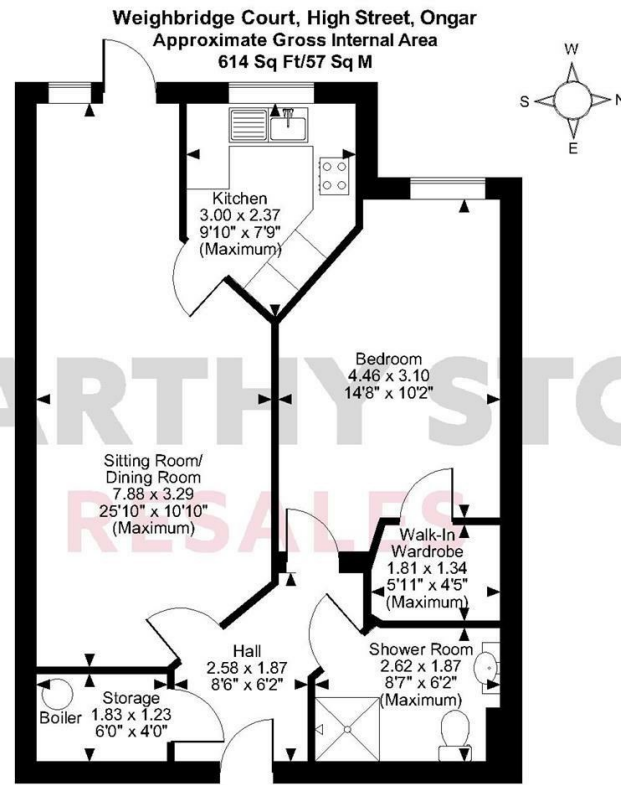


McCARTHY STONE RESALES

4 WEIGHBRIDGE COURT HIGH STREET, ONGAR, CM5 9FD



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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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		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A beautifully presented WEST FACING one bedroom apartment situated on the GROUND FLOOR with direct access to a PATIO AREA and COMMUNAL GARDENS within a popular MCCARTHY STONE retirement living development.
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

ASKING PRICE £280,000 LEASEHOLD

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

WEIGHBRIDGE COURT, 301 HIGH STREET, CHIPPING ONGAR, ESSEX, CM5 9FD

1 BED | £280,000

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.

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

McCarthy Stone Resales are proud to bring to the market this bright and airy west facing apartment with garden outlook. The apartment is situated on the ground floor with the benefit of a French door which leads to a patio area. The apartment has all the modern features expected with buying a McCarthy Stone apartment with fully equipped kitchen, large wet room and a walk in wardrobe. *Viewings advised*

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 double living room, bedroom and wet room.

LIVING ROOM

A bright west facing living room which gains lots of afternoon sun from the large window which has the benefit of a French door opening to a patio area and communal gardens. The room provides space for dining and has a feature fire with surround making it an attractive focal point. TV point with Sky+ connectivity (subscription fees may apply), telephone point, two ceiling light points and raised electric power sockets. Partially glazed door leads to a separate kitchen.

KITCHEN

A well maintained modern fitted kitchen with a range of base and wall units, granite style work surfaces with tiled splash back. The window with blind provides a west facing aspect and side garden outlook and is positioned above the stainless steel sink with mixer tap and drainer. Built in electric oven with space above for a microwave. Four ring ceramic hob with cooker hood above. Integral fridge & freezer.

BEDROOM

A bright and spacious double bedroom with a west facing window with outlook towards the side gardens. Door leads to a 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 and support rail, slip resistant vinyl flooring, WC, vanity unit with inset wash basin and mirror above, shaver point and chrome heated towel rail.

SERVICE CHARGE

- 1hr Domestic assistance
- 24/7 onsite staffing
- onsite subsidised restaurant
- 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

Service charge: £9,868.84 per annum (for financial year end 31/03/2025)

Entitlements Service Check out benefits you may be entitled to, 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: £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 SERVICES

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living costs.
- ** 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

The curtains, blinds, fridge/freezer and electric bed can be included within the price if wanted.

