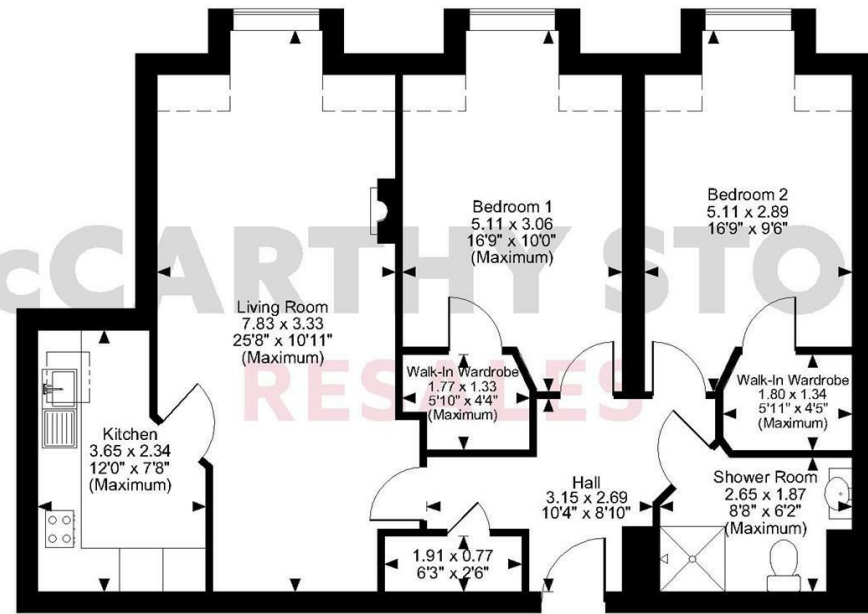
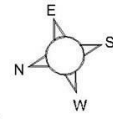


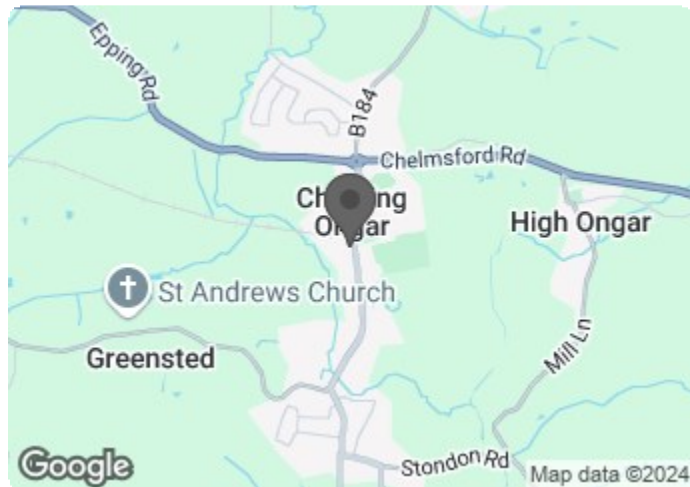
Weighbridge Court, High Street, Ongar, Essex  
Approximate Gross Internal Area  
809 Sq Ft/75 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8614561/PDR

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	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	

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.



57 Weighbridge Court  
301 High Street, Ongar, CM5 9FD



Asking price £355,000 Leasehold

WELL PRESENTED third floor apartment in a popular McCarthy Stone RETIREMENT LIVING PLUS development for the over 70's.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

# Weighbridge Court, High Street, 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 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 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 Activities

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

We are delighted to offer to the market this well presented, spacious apartment boasting two large double bedrooms each with it's own walk-in wardrobe. The apartment is positioned on the third floor and conveniently located close to the lift.

## Entrance Hall

Front door with spy hole leads to the large 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. Illuminated light switches and smoke detector. Security door entry system with intercom. Ceiling spotlights. Doors lead to the bedrooms, lounge and bathroom.

## Lounge

A well-proportioned lounge benefiting from a feature electric fire and surround which creates an attractive focal point. There's ample room for dining ideally in front of the large double glazed window. TV point with Sky+ connectivity, telephone point, two decorative ceiling lights, raised electric power sockets and emergency pull cord. Partially glazed door leads to a separate kitchen.

## Kitchen

A well maintained modern fitted kitchen with auto opening double glazed window and a range of base and wall units with roll top work surfaces over. Stainless steel sink with mixer tap and drainer. Built in waist high electric oven with space over for a microwave. Ceramic four ring hob with cooker hood above. Integral fridge & freezer, free-standing washing machine. Ceiling spot lights and under pelmet lighting, electric sockets and slip resistant flooring.

## Master Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Double glazed window. TV and telephone point, decorative ceiling light, raised electric power sockets and emergency pull cord.

## Bedroom Two

A double second bedroom which could also be used for dining or study, benefiting from a walk-in wardrobe housing rails and shelving. Double glazed window. Decorative ceiling light, raised electric power sockets and emergency pull cord.

## Wet room

Fully tiled walls and non slip vinyl flooring. Suite comprising; walk in shower with support rails and curtain, WC, vanity unit with inset wash basin and mirror above. Ceiling spotlights, chrome heated towel rail. Emergency pull cord.

## Service Charge

- Cleaning of communal windows

## 2 bed | £355,000

- 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 is £13,366.73 for the financial year ending 31st March 2025. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200).

## Car Parking Permit

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 Information

Ground rent: annual charge of £510

Ground rent review: 1st June 2027

Lease length: 125 years from 1st June 2012

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## Additional Services & Information

**\*\* 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

