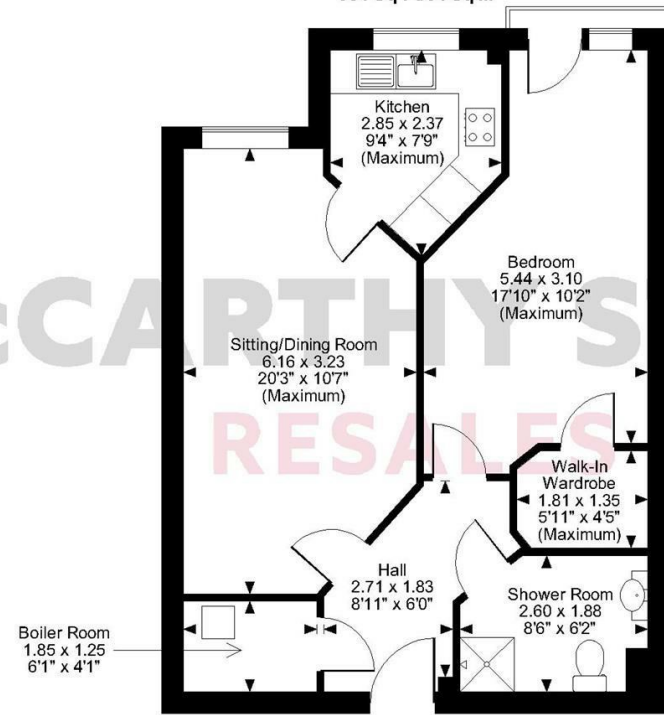
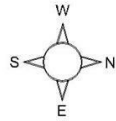


Weighbridge Court, High Street, Ongar, Essex,  
Approximate Gross Internal Area  
584 Sq Ft/54 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

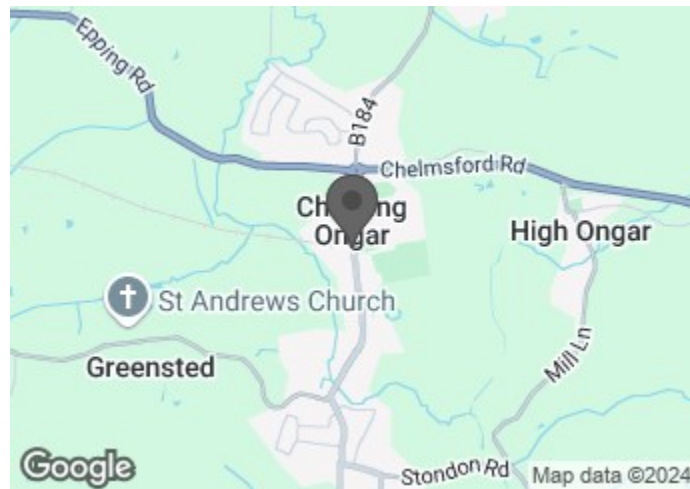
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8618823/PDR

# McCARTHY STONE RESALES

## 51 WEIGHBRIDGE COURT HIGH STREET, ONGAR, CM5 9FD



### 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>87</b>	<b>87</b>

# McCARTHY STONE RESALES

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A beautifully presented one bedroom WEST facing apartment situated on the second floor of a retirement living plus development.  
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**ASKING PRICE £259,950 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 | £259,950

## 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 the apartment rooms. 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.

## APARTMENT OVERVIEW

A bright and spacious one bedroom apartment with a westerly aspect which allows lots of natural light in, this is situated on the second floor which can be accessed by stairs or lift.

## 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 lounge, bedroom and wet room. Emergency pull cord.

## LOUNGE

A well-proportioned lounge benefiting from a west facing window which provides views towards the communal gardens and car park. The lounge allows ample space for dining, ideally positioned in front of the window (as shown within the photos). TV point with Sky+ connectivity (subscription fees may apply), telephone point and raised electric power sockets. Part glazed door leads to a separate kitchen. Emergency pull cord.

## KITCHEN

A well maintained modern fitted kitchen with a range of base and wall units, granite styled work surfaces with tiled splash back. The double glazed west facing window is positioned above the stainless steel sink with mixer tap and drainer. Built in waist height 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 full length west facing window which incorporates a French door leading to a Juliet balcony with views over the communal gardens and car park. Featuring a large walk-in wardrobe housing rails and shelving. TV and telephone point and raised electric power sockets. Emergency pull cord.

## WET ROOM

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

## SERVICE CHARGE

- 1hr Domestic assistance
- On-site Estate Manager and team
- On-site 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

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.

Service charge: £9,686.80 for financial year ending 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 e.g. Attendance Allowance £3,500-£5,200)'.

## CAR PARKING SCHEME

Parking is by allocated space subject to availability. The fee is £250 per annum and permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## LEASEHOLD INFORMATION

Ground rent: £435 per annum  
Ground rent review 1st June 2027  
Lease length- 125 years from 1st June 2012

## ADDITIONAL SERVICES

- \*\* Entitlements Service\*\*** Check out benefits you may be entitled to, 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.

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

