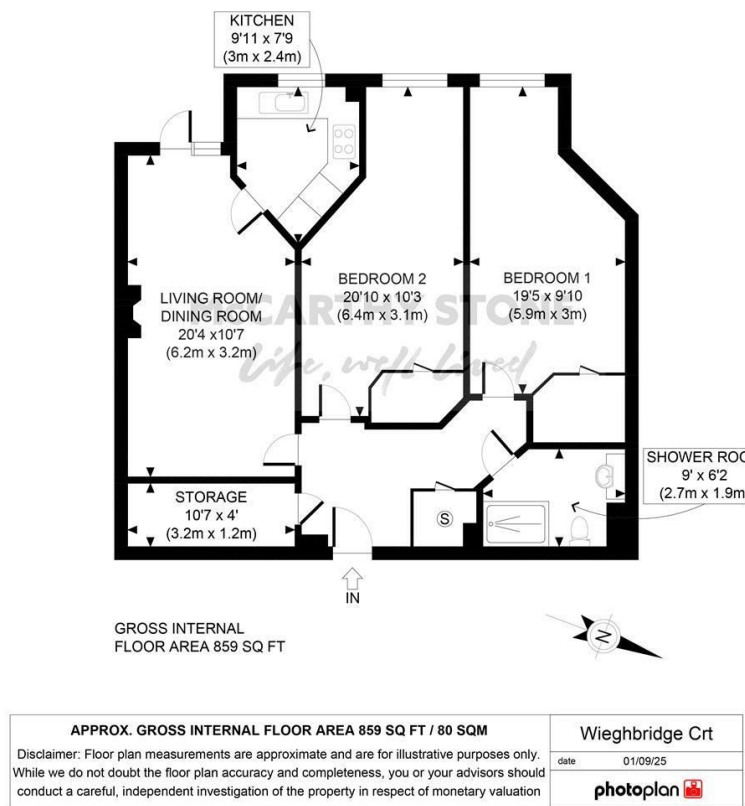
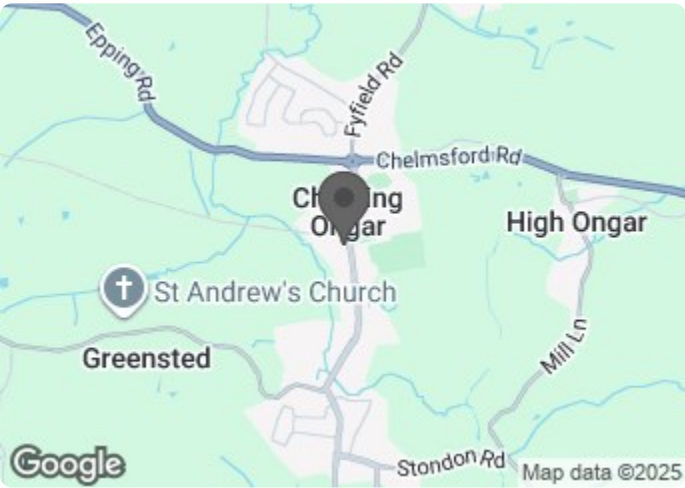


14 Weighbridge Court

301 High Street, Ongar, CM5 9FD



Council Tax Band: D



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 77                         | 77        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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.



Asking price £370,000 Leasehold

A beautifully bright GROUND FLOOR - TWO BEDROOM apartment with direct access to a paved patio area from the living room, within a retirement living plus development offering quality care services delivered by McCARTHY STONE experienced CQC registered Estates team.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

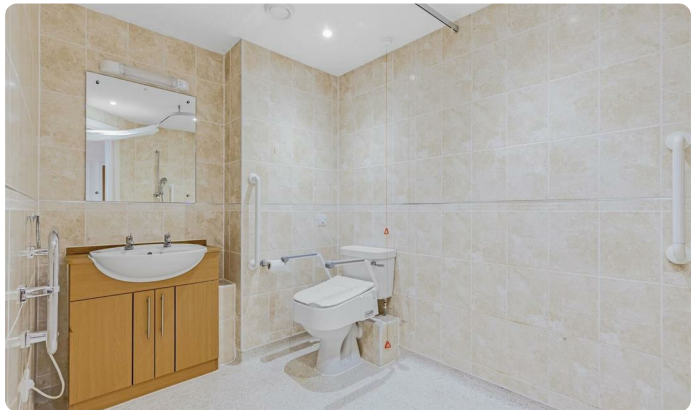
# 301 High Street, Ongar

### Summary

Weighbridge Court is a McCarthy & Stone development consisting of one and two bedroom Retirement Living PLUS (previously assisted living) apartments. It sits in the small market town of Chipping Ongar, close to Epping Forest. The development is ideally situated just off the high street, near to shops, amenities and bus stops. For those who like to adventure abroad, London Stansted Airport is just half an hour away by car. The nearest mainline station is Brentwood, and the nearest underground line is Epping Station, offering access to the centre of London.

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.

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.

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

### 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, living room and shower room.

### Living Room opening onto a patio

A bright and spacious living room benefitting from a glazed patio door with window to side opening onto a paved patio area surrounded by lawns and a westerly aspect. The room has a feature electric fire and surround providing an attractive focal point. TV point with Sky+ connectivity and telephone point. Door leads to a separate kitchen.

### Kitchen

A modern fitted kitchen with an excellent range of base and wall units with contrasting work surfaces over and tiled splash backs. The auto-opening window sits above the stainless steel sink with mixer tap and drainer. Built in electric oven with space over for a microwave. Ceramic hob with stainless steel cooker hood above. Integral fridge & freezer. Ceiling downlights.

### Bedroom One

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. TV and telephone point.

### Bedroom Two

A good sized second double bedroom with a walk-in wardrobe housing rails and shelving. Could have alternative uses such as a separate dining room, hobby room or study.

### Shower Room

Fully tiled walls and wet room flooring. Suite comprising; walk in level access thermostatically controlled shower with support rails and shower curtain, WC, vanity unit with inset wash basin and mirror above. Ceiling spotlights, chrome heated towel rail.



# 2 bed | £370,000

### Service Charge (breakdown)

- 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: £13541.88 per annum until 31/03/2026  
Ask about our FREE ENTITLEMENTS SERVICE to find out what 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-£5,200pa).

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. To find out more about the service charges please please contact your Property Consultant or House Manager.

### Leasehold

Lease: 125 years from 1st June 2012  
Ground rent: £510 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.

### 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.

### 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

