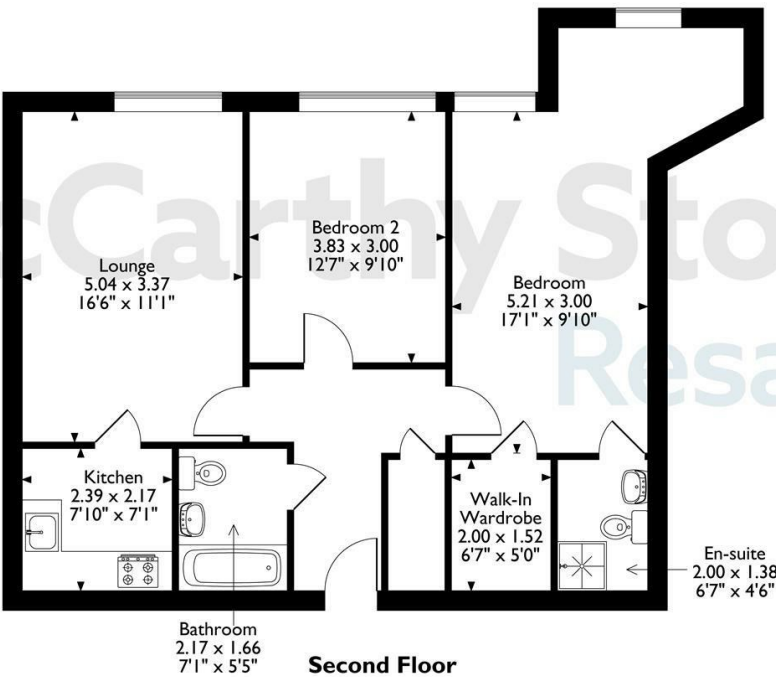
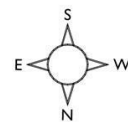
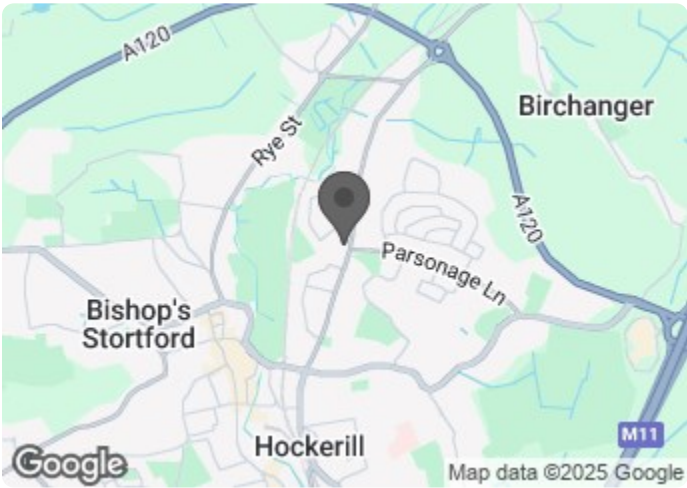


42 Waggoners Court, Legions Way, Bishop's Stortford, Hertfordshire  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	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	

## 42 Waggoners Court

Legions Way, Bishop's Stortford, CM23 2FP



**Asking price £310,000 Leasehold**

A WONDERFULLY presented two bedroomed property. Located on the TOP FLOOR, this stunning apartment boasts SOUTH FACING views. The apartment is also conveniently located near the lift.

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.



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# Waggoners Court, Legions Way, Bishop's Stortford

## 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 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 this bright and spacious south facing apartment benefiting two double bedrooms, en-suite to the master and a generous sized lounge.

## 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, bedrooms and bathroom.

## Lounge

A spacious South facing lounge with large window allowing lots of natural light in. The room provides ample space for dining. TV point with the provision for Sky+. Telephone point. Decorative ceiling light and raised electric power sockets. Partially glazed door lead onto a separate kitchen.

## Kitchen with velux rooflight

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. Built in oven, four ring ceramic hob and cooker hood above. Integral fridge and freezer. Ceiling spot lights.

## Master Bedroom

Generous master bedroom with two windows which face South 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

## Ensuite

Fully tiled and fitted suite comprising; large full width walk in shower with glass screen 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.

## Second Bedroom

This double bedroom which also has a sunny south facing aspect could be used for dining or a hobby / study room. Ceiling light and raised electric power sockets

## Bathroom

Situated off the hallway and perfect for visitors a fully tiled and fitted suite comprising; bath with shower and swing glass screen 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

# 2 bed | £310,000

- 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

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 please contact your Property Consultant or House Manager.

Annual Service charge: £3619.35 for financial year ending 31/03/2026

## 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: 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.

## Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

