



61 Weighbridge Court
301 High Street
Price £325,000

MEACOCK & JONES

61 Weighbridge Court, 301 High Street, Essex, CM5 9FD

** Guide Price £300,000-£325,000 ** We are delighted to offer for sale this two bedroom top floor retirement apartment centrally located within the highly popular village of Ongar, surrounded by attractive communal grounds. The traditional high street offers many options for shopping and socialising, and the railway station is also just a short walk away offering an attractive scenic route to Epping where you can find underground services into London.

The apartment is spacious, commencing with a good sized hallway, with a large storage cupboard perfect for dropping off your coats and shoes, giving access to the lounge. This is a spacious room with varied options to set out your furniture around the feature fireplace, with room to place a dining table set should you so wish, and with views through the sash window over the rooftops and countryside beyond, making it a lovely place to relax. The kitchen is modern in style, also with an attractive sash window allowing plenty of natural light in, and with a good amount of cupboards at both base and eye level, plus some integrated appliances including a fridge/freezer and a Neff oven. There are two large double bedrooms, also with sash windows and the lovely views they offer, plus bedroom one has a walk in wardrobe and bedroom two also has a large storage cupboard. Completing the accommodation is the well fitted wet room with walk in shower, vanity unit and wc.

The building has the convenience of lifts to all floors, a laundry room to the ground floor for all the residents to make use of, along with an on site restaurant, comfortable lounge area, hotel style accommodation for visitors, and a dedicated Estates Manager to help ensure a smooth running operation. Externally there is allocated parking available on a permit basis.

Accommodation comprises;

Entrance Hallway

Lounge

21'1 x 10'9 (6.43m x 3.28m)

Kitchen

7'9 x 7'8 (2.36m x 2.34m)

Bedroom One

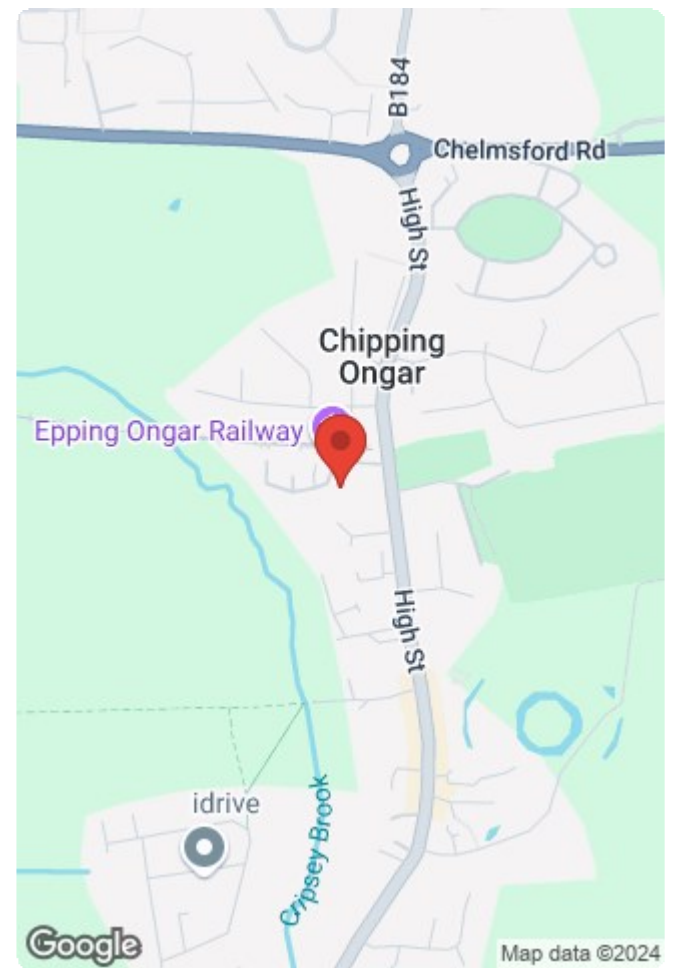
19'8 reducing to 17'11 x 10' reducing to 6'1 (5.99m reducing to 5.46m x 3.05m reducing to 1.85m)

Bedroom Two

17'6 reducing to 14'3 x 9'7 (5.33m reducing to 4.34m x 2.92m)

Wet Room

8'6 x 6'2 (2.59m x 1.88m)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 78 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

