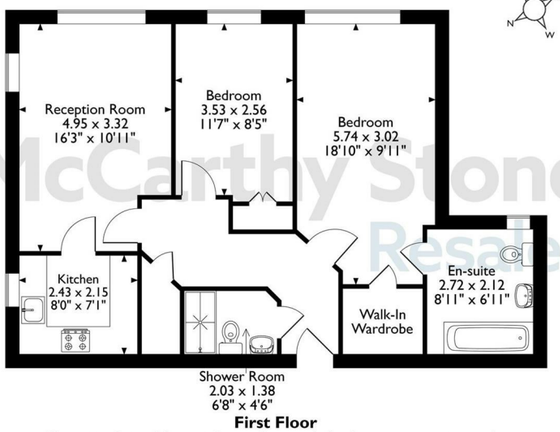
Excellent

Trustpilot

McCarthy & Stone
Resales.

20 Waggoners Court, Legions Way, Bishop's Stortford, Hertfordshire
Approximate Gross Internal Area
71 Sq M/764 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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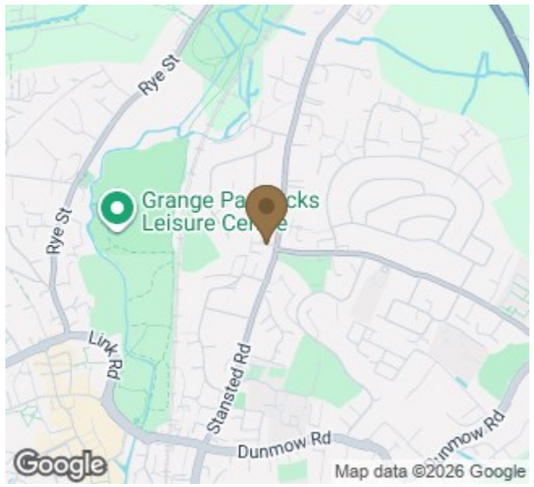

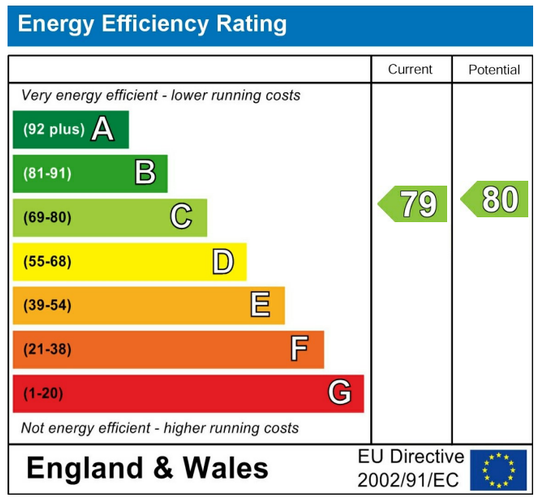

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







20 Waggoners Court

Legions Way, Bishop's Stortford, CM23 2FP

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 20 Waggoners Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £300,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- **Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information**
- TWO DOUBLE BEDROOMS
- Visiting House Manager
- Homeowners Communal Lounge
- 24 Hour Emergency Call System
- Sky/Sky+ connection point in living room
- Video door entry system which is linked to the TV
- Lift to all floors and wheelchair accessibility
- To view please telephone 0345 5564107

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 Waggoners Court, Bishop's Stortford

2 | 2 | Asking price £300,000

Summary

Waggoners Court in Bishop's Stortford constructed by MCarthy & 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).

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 shower room.

Lounge

A spacious lounge with space for dining, feature fireplace with surround and an outlook towards Stansted Road elevation. TV point with the provision for Sky+. Telephone point, two ceiling lights and raised electric power sockets. Partially glazed door lead onto a separate kitchen.

Kitchen

Fitted modern kitchen with a range of base and wall units with fitted roll edge work surfaces and tiled splash backs. Stainless steel sink with lever tap and drainer sits below the window with blind. Built in oven with space above for a microwave and four ring ceramic hob and cooker hood above. Integral fridge and freezer. Ceiling spot lights and under lighting to the wall units.

Master Bedroom

Generous master bedroom with large window allowing lots of natural light in and 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; panelled bath with a shower above 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

Double bedroom which could be used for dining or a hobby / study room. Ceiling light and raised electric power sockets

Shower Room

Situated off the hallway and perfect for visitors a fully tiled and fitted suite comprising; a large shower cubicle with glass sliding door 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
- 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, to find out more about the service charges please please contact your Property Consultant or House Manager.

The annual Service charge is £3,609.72 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, 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 Information

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.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













