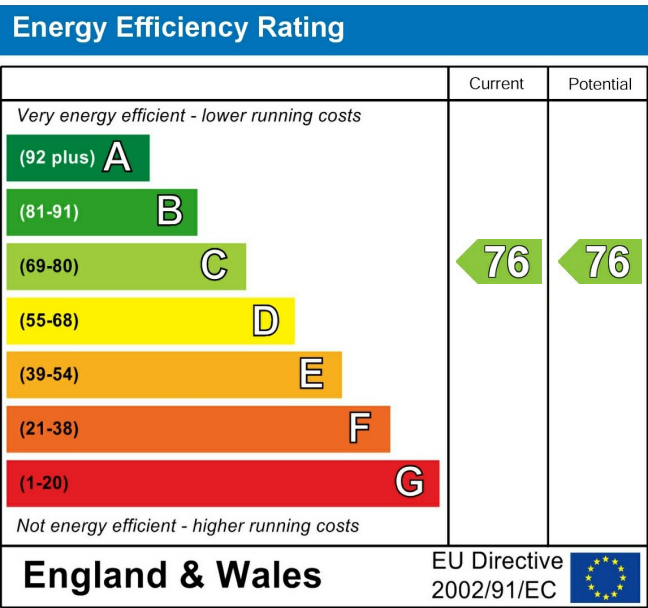
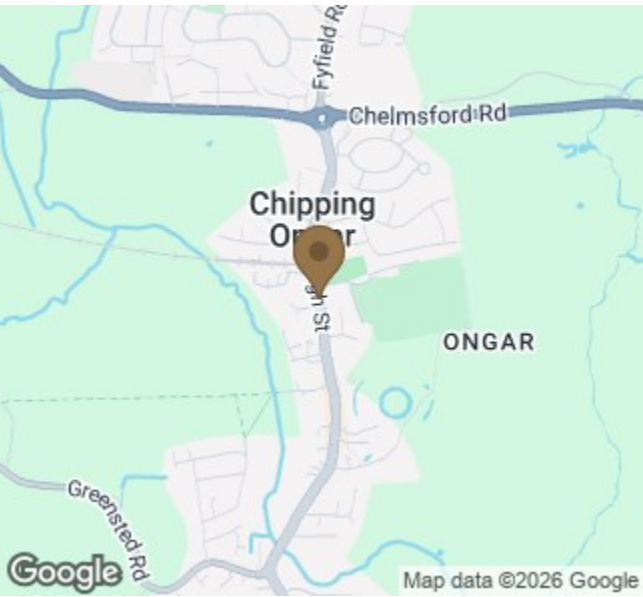
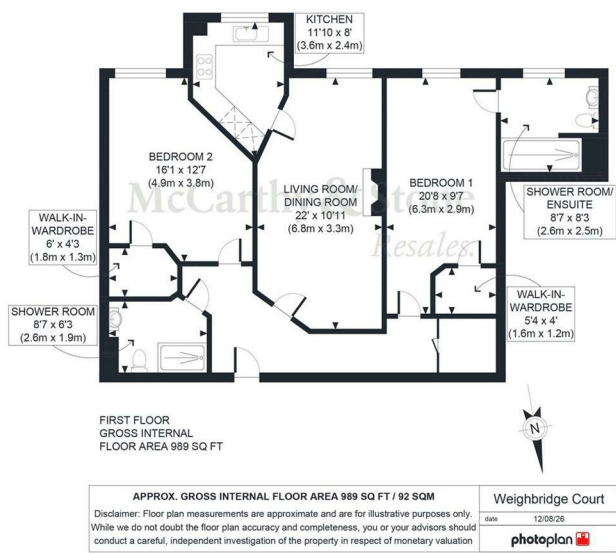




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



19 Weighbridge Court

301 High Street, Ongar, CM5 9FD

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 19 Weighbridge Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £318,000
Leasehold

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

Why you'll love living here:

- Estates Manager + 24-hour on-site staffing
- Table-service restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Full wheelchair accessibility
- Homeowners' lounge + Function room
- Laundry room
- Guest suite
- Landscaped gardens
- Mobility scooter store
- Three lifts

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

19 Weighbridge Court, Ongar

 2 |  2 | Asking price £318,000

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 £30 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 subsidised 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 emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard housing the hot water cylinder (newly installed in 2025). 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

A bright and spacious living room benefitting from a double glazed window overlooking the communal patio and surrounding gardens with a southerly 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. Slimline dishwasher. Ceiling downlights.

Bedroom One with en-suite shower room

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. TV and telephone point. Door to en-suite shower room.

En-suite 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. Window allowing daylight and ventilation.

Bedroom Two

A second double bedroom of excellent proportions with a walk-in wardrobe housing rails and shelving. If a second bedroom is not required this 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.

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
 - Subsidised restaurant meals
- Annual Service Charge:£13,874.86 for the financial year ending 31/03/2027.

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

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

