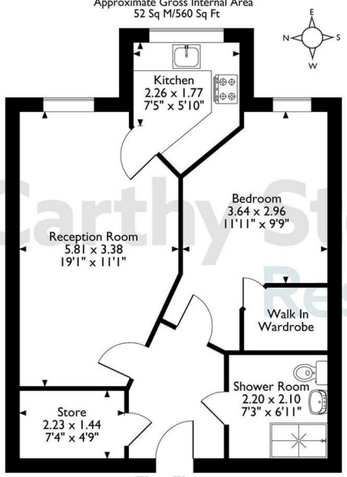
Excellent

Trustpilot

McCarthy & Stone
Resales.

24 Waggoners Court, Legions Way, Bishop's Stortford, Hertfordshire
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



First Floor

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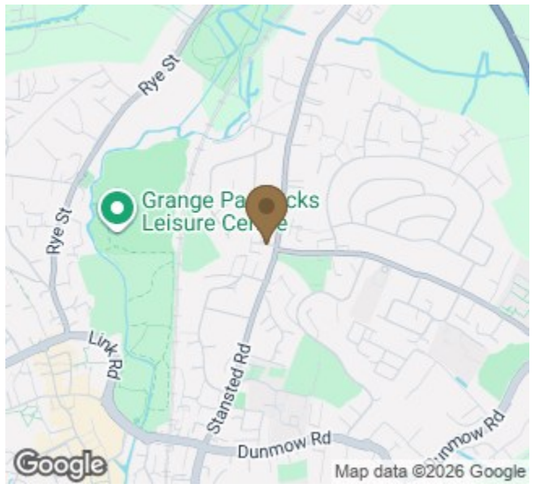

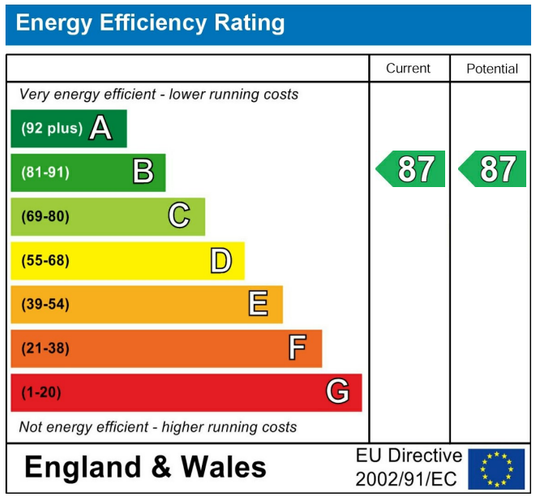

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

24 Waggoners Court

Legions Way, Bishop's Stortford, CM23 2FP

1 1 Council Tax Band: C

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

Asking price £245,000
Leasehold

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

Why you'll love living here:

- House Manager
- 24 Hour Emergency Call System
- Homeowners Communal Lounge
- Lift to all floors and wheelchair accessibility
- Sky/Sky+ connection point in living room
- Video door entry system which is linked to the TV
- Energy efficient
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE
- PET FRIENDLY - subject to terms and conditions
- To view please telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

24 Waggoners Court, Bishop's Stortford

1 | 1 | Asking price £245,000

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, bedroom and shower room.

Lounge

A spacious lounge with large window allowing lots of natural light in and provides views towards Stanstead Road side. The room allows lots of space for furniture including a small dining table. TV point with the provision for Sky+, telephone point, two decorative 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, fitted roll edge work surfaces and tiled splash backs. Stainless steel sink with lever tap and drainer sites below the large window with blind. Built in oven with space above for a microwave. Four ring ceramic hob and cooker hood above. Integral fridge and freezer. Ceiling and under pelmet lighting.

Bedroom

Double bedroom with window with outlook towards Stanstead Road, the bedroom has 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.

Shower Room

Fully tiled room and fitted suite comprising; large walk in shower with glass screen and support rail. WC; vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord and heated towel rail.

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.

Annual service charge: £2,412.84 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 £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Ground rent: £425 per annum
Ground rent review: 1st June 2027
Lease: 125 years from 1st June 2012
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

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage