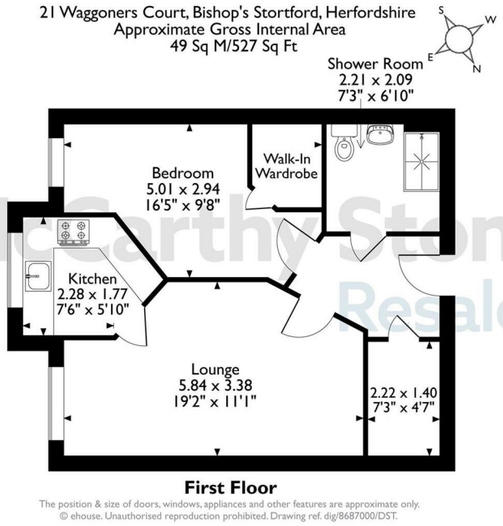
Excellent

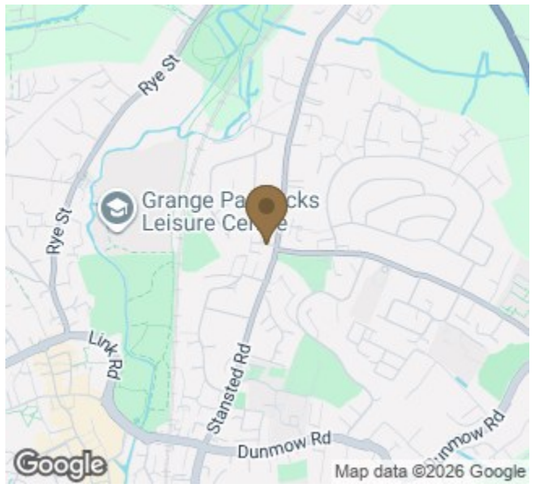
Trustpilot

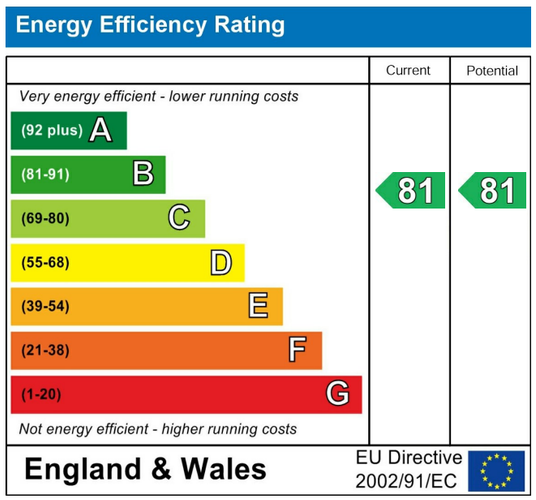
McCarthy & Stone
Resales.



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8687000/DST.





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. 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, wasted time or travel expenses. The details contained within this brochure 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.

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







21 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 21 Waggoners Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

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

Why you'll love living here:

- First Floor apartment
- Homeowners Communal Lounge
- House Manager
- Lift to all floors and wheelchair accessibility
- Sky/Sky+ connection point in living room
- Video door entry system which is linked to the TV
- To view please telephone 0345 5564104
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Waggoners Court, Bishop's Stortford

1 | 1 | Asking price £210,000

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 dual aspect south and east facing apartment which allows of natural light in through the four windows. The room provides ample space for dining. 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, four ring ceramic hob and cooker hood above. Integral fridge and freezer. Ceiling spot lights with under lighting to the wall units.

Bedroom

Generously sized east facing bedroom with the benefit of a walk in wardrobe with shelving and hanging rails. It also boasts fitted beside cabinets as well as a fitted dressing table. TV point with the provision for Sky+, telephone point, ceiling light and raised electric power sockets

Shower Room

Fully tiled and fitted suite comprising; a large walk in shower cubicle with glass sliding door and support rail. WC; vanity unit with inset wash basin and mirror above, shaver point, heated towel rail, ceiling spot lights and emergency pull-cord.

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

Annual Service charge: £2,406.48 (for financial year ending 31/03/2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV.
Free Entitlements Service Check out 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.

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













