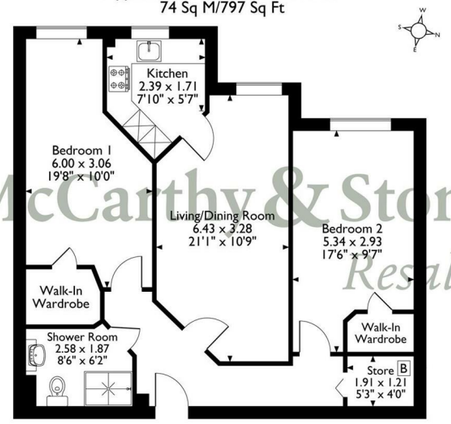
Excellent

Trustpilot

McCarthy & Stone
Resales.

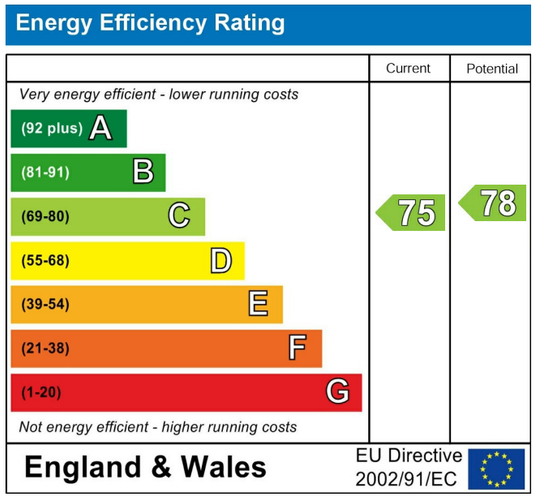
61 Weighbridge Court, 301, High Street, Ongar, Essex
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



Third Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8705980/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







61 Weighbridge Court

High Street, Ongar, CM5 9FD

2 | 1 | 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 61 Weighbridge 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:

- Beautifully presented third-floor retirement apartment boasting two generous double bedrooms and a bright, spacious living room, offering comfort, style and effortless living
- 24 hours estate management team
- On-site restaurant serving lunches daily
- Communal lounge
- Landscape Gardens
- Guest suite
- Mobility scooter store
- 1 hr domestic assistance per week and personal care packages available.
- Lifts to all floors
- Part exchange, entitlements advice, removals and solicitors all available – please talk to the property consultant for more advice.

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

61 Weighbridge Court, Ongar

2 | 1 | Asking price £300,000

Weighbridge Court

Weighbridge Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide its homeowners' with extra care and is equipped to offer various levels of care depending on your needs. 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 if required.

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 throughout the development and apartments. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite waitress service restaurant with freshly cooked meals provided every day.

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. Other communal areas consist of a mobility scooter store and charging point and well maintained landscaped gardens providing a great space to socialise with new friends and neighbours!

Property Overview

A wonderfully bright and spacious two-bedroom third floor retirement apartment, offering modern, low-maintenance living. The property offers a generous-sized living room providing a comfortable and welcoming space with a part glazed door opening to a modern contemporary kitchen that is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. The two spacious double bedrooms benefit from having walk-in wardrobes offering excellent storage while the modern shower room is fitted with a walk-in level access shower and contemporary sanitaryware. Further useful storage is provided by a walk-in airing cupboard/utility cupboard adding to the apartment's excellent practicality.

Overall, this is a well-presented apartment, combining modern accommodation, generous living space, excellent storage

Social Community

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.

Everything close at hand

A short stroll from Weighbridge Court is the main High Street where there is a mix of bespoke shops and eateries. Located within the community is a Sainsbury's supermarket. Whatever your taste in recreation and leisure acidities, Chipping Ongar won't disappoint. Budworth Hall plays host to a wide range of classes and social events, so there's something for everyone.

Car Parking Scheme

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 Estate Manager on site for availability.

Service Charge

- 1hr Domestic assistance
- 24/7 onsite staffing
- onsite subsidised restaurant
- 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

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 Estate Manager.

Service charge : £13,874.86 per annum until 31/03/2027
Entitlements Service Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Leasehold

Lease length: 125 years from 1st June 2012
Ground rent: £435 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.

Additional Information & Services

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

** 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













