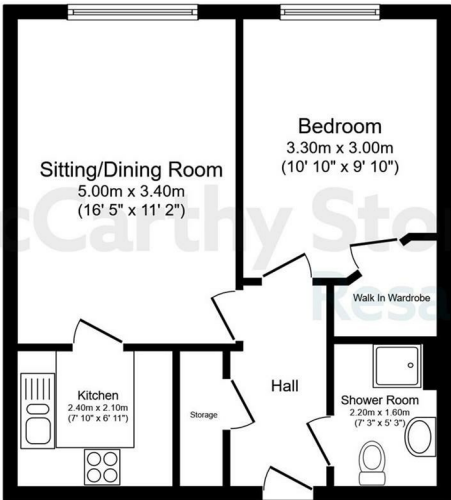
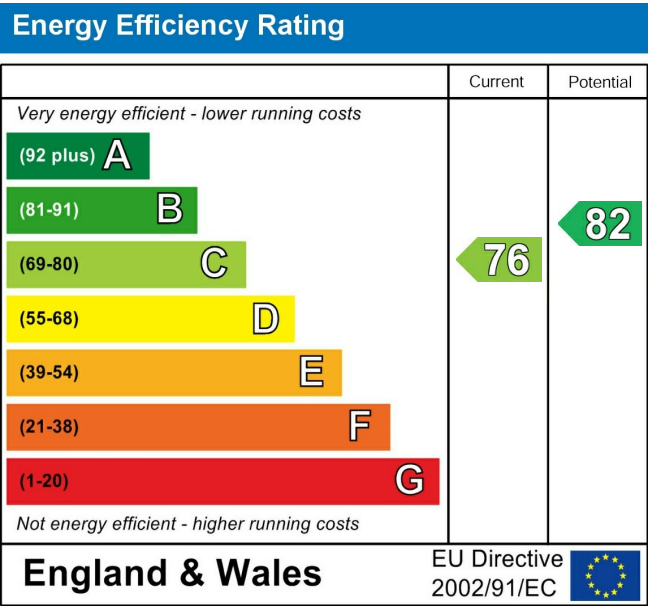
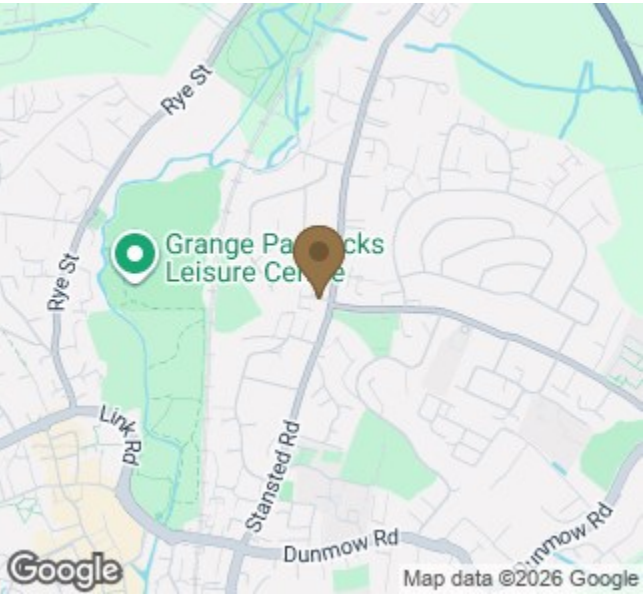




Total floor area 46.6 sq.m. (501 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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



37 Waggoners Court

Legions Way, Bishop's Stortford, CM23 2FP



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

Asking price £230,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Walk-in Wardrobe
- Spacious Lounge
- Beautiful communal gardens
- House Manager
- 24 Hour Emergency Call System
- Sky/Sky+ connection point
- Video door entry system
- Lift to all floors and wheelchair accessibility
- Communal Lounge
- Moving Made Easy options available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

37 Waggoners Court, Bishop's Stortford

 1 |  1 | Asking price £230,000

Summary

Waggoners Court is a highly appealing retirement development for the over 60s, ideally positioned around a mile from Bishop's Stortford town centre and its excellent transport links.

Designed by McCarthy & Stone with comfortable, low-maintenance living in mind, residents enjoy a welcoming homeowners' lounge, Guest Suite for visiting family and friends, on-site House Manager and attractive communal areas. Further benefits include underfloor heating, secure camera entry and a 24-hour emergency call system, offering both comfort and peace of mind

Apartment Overview

A well-presented one-bedroom retirement apartment, ideally positioned on the second floor. The property offers a spacious lounge, fully fitted kitchen and generous double bedroom with walk-in wardrobe, together with excellent storage throughout. A comfortable and practical home, perfectly suited to relaxed retirement living.

Social Lifestyle

The Communal Lounge is at the heart of the community at Waggoners Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Waggoners Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Car Parking Permit Scheme

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

Service Charge

- 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!

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

Moving Made Easy

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:

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For more information speak with our Property Consultant today.

