Excellent

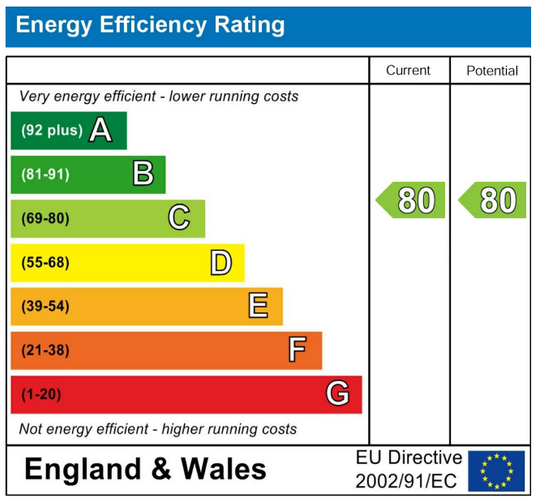
Trustpilot

McCarthy & Stone
Resales.



McCarthy & Stone
Resales.











3 Weighbridge Court

301 High Street, Ongar, CM5 9FD

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

Asking price £275,000
Leasehold

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

Why you'll love living here:

- One Bedroom Completely redecorated and carpeted Ground Floor Retirement Apartment
- Communal Lounge where social events take place
- Lovely Landscaped Gardens
- In house Restaurant serving lunch
- Guest Suite for visiting family & friend
- 24 Hour on-site staffing for peace of mind
- Double Bedroom with walk-in wardrobe
- Living Room with direct access to patio area
- Windows overlooking communal gardens at the rear
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Weighbridge Court, Ongar

1 | 1 | Asking price £275,000

Weighbridge Court
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 meals provided everyday.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Property Overview
A wonderfully bright and spacious one-bedroom ground floor retirement apartment, offering modern, low-maintenance living with the added benefit of a paved patio area with the gardens beyond. The property offers a generous-sized living room providing a comfortable and welcoming space with a glazed door opening directly onto the patio area creating a lovely extension to the living accommodation. The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. The spacious double bedroom benefits from a walk-in wardrobe 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.

NEW CARPETS & REDECORATED THROUGHOUT.

Overall, this is a well-presented apartment, combining modern accommodation, generous living space, excellent storage and the added benefit of a paved patio area.

Landscaped Gardens
One of the main social hubs of Weighbridge 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

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.

Care & Support
The personal care services available at Weighbridge Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Lease Information
Lease length: 125 years from 1st June 2012
Ground rent: £435 per annum
Ground rent review: 1st June 2027

Car Parking Scheme
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 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

Service charge : £10,156.24 per annum (for financial year ending 31st March 2027)

Additional Information & Services
• Standard 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:

• 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













