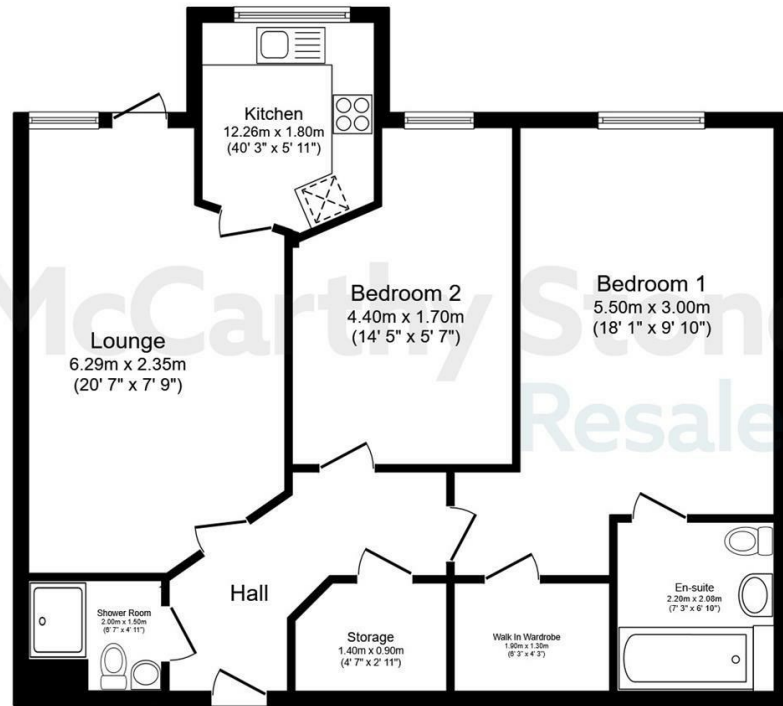


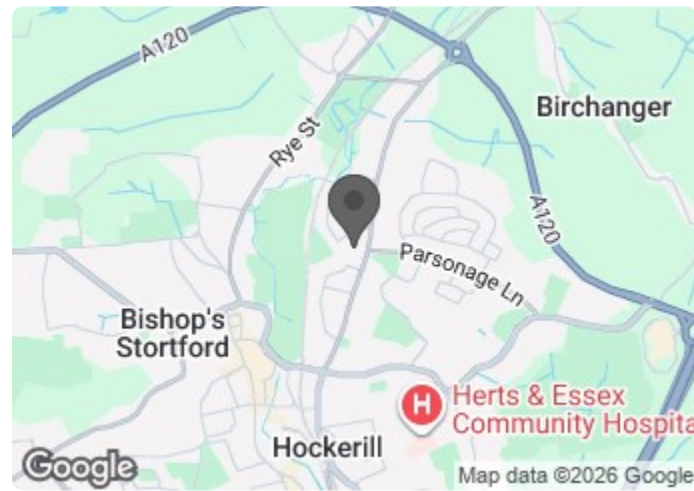
2 Waggoners Court

Legions Way, Bishop's Stortford, CM23 2FP



Total floor area 87.3 sq.m. (940 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

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Asking price £325,000 Leasehold

A STUNNING two bedroom retirement apartment. Located on the GROUND FLOOR, this SPACIOUS property offers access to the PATIO area, WALK-IN WARDROBE and EN-SUITE.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

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Waggoners Court, Legions Way, Bishop's Stortford

2 bed | £325,000

Summary

Waggoners Court in Bishop's Stortford constructed by McCarthy & 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 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).

Apartment Overview

This stunning west-facing retirement property enjoys an abundance of natural light throughout the afternoon and evening. The apartment features two generously sized bedrooms, both offering excellent storage, with the lounge benefiting from direct access to a private patio area. Further highlights include spacious storage cupboards and the convenience of two WCs.

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, bedrooms and bathroom.

Lounge

A spacious west-facing lounge featuring double-glazed patio doors and a floor-to-ceiling window, allowing an abundance of natural light to fill the room throughout the afternoon and evening. The

generous layout provides ample space for both dining and relaxation. Additional features include a TV point with provision for Sky+, a telephone point, a decorative ceiling light, and raised electrical sockets for added convenience. A partially glazed door leads through to the separate kitchen.

Kitchen

This modern kitchen features stylish wood-effect cabinetry and is fitted with a four-ring electric hob, complemented by a tiled splash-back and stainless-steel chimney extractor hood. A double-glazed window sits above the stainless-steel sink and drainer with mixer tap, allowing for plenty of natural light. The kitchen also benefits from an integrated fridge freezer and a built-in electric oven positioned at waist height for convenience with space for a microwave above. Additional features include ceiling spotlights, tiled flooring, and underfloor heating for added comfort.

Master Bedroom

This impressive principal bedroom enjoys a bright west-facing aspect and offers generous proportions throughout. The room benefits from a spacious walk-in wardrobe, complete with hanging rails and shelving, and direct access to a stylish en suite shower/bathroom. Further features include a TV point with provision for Sky+, a telephone point, a ceiling light, and raised electrical sockets, ensuring both comfort and convenience.

Ensuite

Stylish fully tiled bathroom fitted with a suite comprising a bath with overhead shower and glass screen, complemented by a support rail. Additional features include a WC, vanity unit with inset wash basin and mirror above, emergency pull-cord, heated towel rail, and ceiling spotlights, creating a practical yet well-appointed space.

Second Bedroom

This versatile double bedroom enjoys a sunny west-facing aspect and offers flexibility to be used as a dining room, study, or hobby space. The room features a ceiling light and raised electrical sockets for added convenience.

Bathroom

Conveniently located off the hallway and ideal for visitors, this fully tiled shower room is fitted with a suite comprising a shower with glass screen and support rail, a WC, and a vanity unit with inset wash basin and mirror above. Additional features include an emergency pull-cord, heated towel rail, and ceiling spotlights.

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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,609.72 for financial year ending 31/03/2027

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. 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.

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:

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 - 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.
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