



# May Tree Place

## Southampton

**McCarthy Stone**  
Retirement living *your way*



# Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy. Plus a little more help and support, from the Your McCarthy Stone team if and when you need it.

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# Live life your way

## with Retirement Living Plus

May Tree Place is ideal if you want to continue living independently in your own home, but with the peace of mind of knowing that you can benefit from a tailor-made care and support package if required<sup>^</sup>.

When family and friends come to stay, you'll have all the fun of entertaining without having to cook a thing, or wash the pots afterwards – thanks to our chef-run bistro.

There's also a hotel-style Guest Suite<sup>^</sup>. Family and friends are welcome to stay over - without you having the hassle of making up the spare bed.

You will also benefit from some light cleaning support each week within your home, which is included in the service charge.

We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship<sup>^</sup>.



<sup>^</sup>Extra charges apply.



# Help and support

from Your McCarthy Stone

In addition to taking care of the day-to-day running of the development, we're passionate about providing additional support to you. We're here to assist with your everyday needs; happy to help make your life that little bit easier without ever intruding on your privacy.

The personal care packages and lifestyle services provided are flexible and tailored to your specific needs. We will work with you to decide what level of care and support is right for you. And you can adjust your package, so you only ever pay for what you use.

This could prove a more flexible and affordable option than a traditional care home setting.

It's comforting to know that Your McCarthy Stone is regulated in England by the Care Quality Commission. Copies of the latest CQC reports are available online. We thoroughly screen our staff, and invest in their training to ensure they have all the skills they need to provide you with a fantastic service.





## Our support packages

Your new home will offer a range of flexible services, so you can have as little or as much support as you need.

### Domestic assistance

You can enjoy one hour per week of light domestic assistance, as part of your service charge.

### Staff on-site 24/7

There's the added reassurance of help at hand with a CQC regulated manager and a team available 24/7.

### Personal support<sup>^</sup>

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

### Lifestyle support<sup>^</sup>

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

The team can also help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

### Laundry service<sup>^</sup>

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.

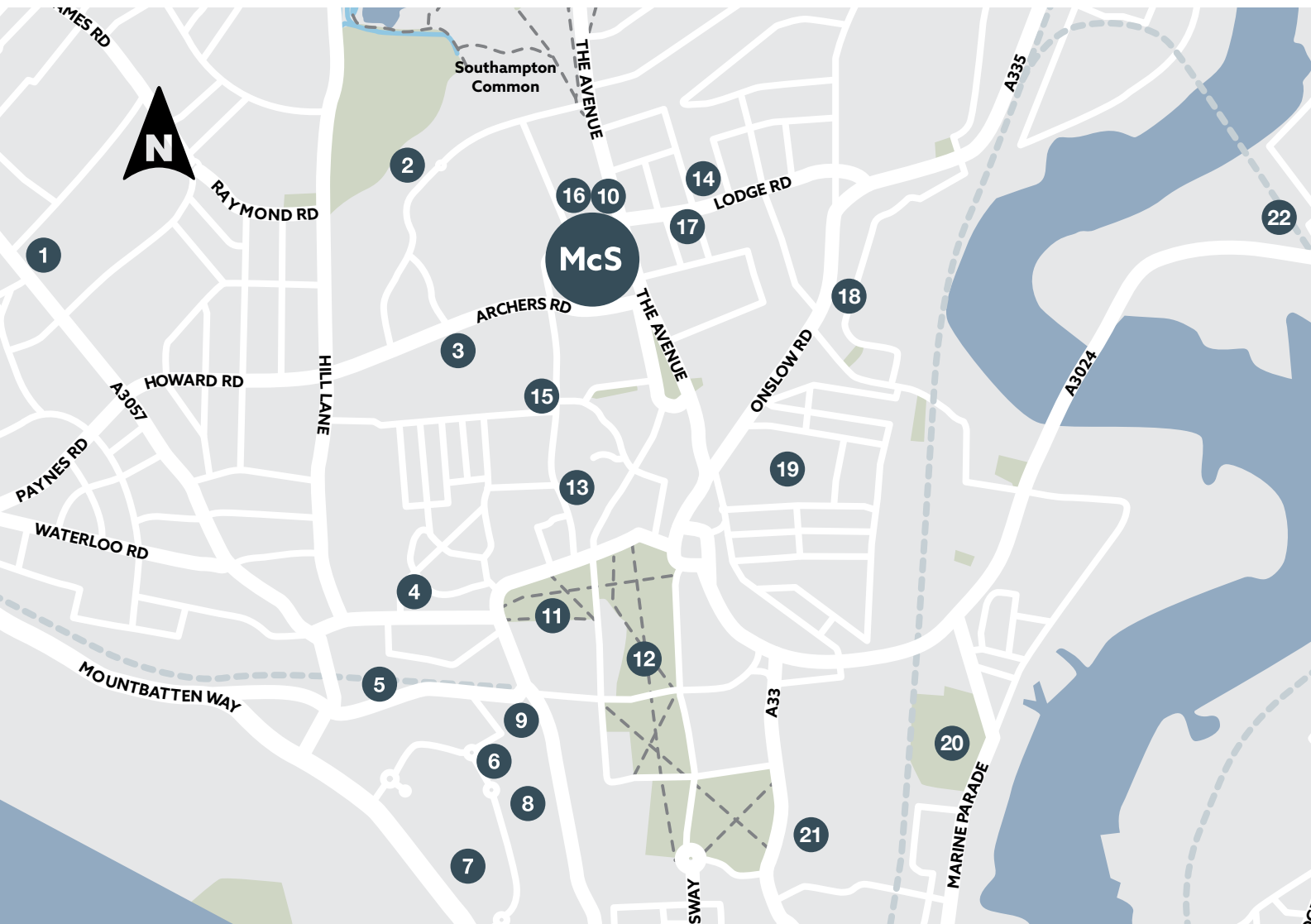


<sup>^</sup>Extra charges apply.



# Southampton

Relaxed living in a vibrant port city



- |                                       |                        |                             |
|---------------------------------------|------------------------|-----------------------------|
| 1 Doctor's Surgery                    | 8 West Quay            | 16 Lidl Supermarket         |
| 2 Tennis Club                         | 9 Asda Supermarket     | 17 Kwik Fit Garage          |
| 3 Co-op Supermarket                   | 10 Barbers             | 18 Aldi Supermarket         |
| 4 Mayflower Theatre                   | 11 City Art Gallery    | 19 Royal S'Hants Hospital   |
| 5 Southampton Central Railway Station | 12 Central Park        | 20 St Mary's Stadium        |
| 6 Little Waitrose                     | 13 Tea Rooms           | 21 St Mary's Church         |
| 7 Ikea                                | 14 Hair & Beauty Salon | 22 Bitterne Railway Station |
|                                       | 15 Pharmacy            |                             |



May Tree Place is ideally placed to optimise Southampton living.

Catch a bus from the development to the city centre and a high street packed with well-known brands and small boutiques. Marlands shopping centre is a mile away. West Quay offers more than 100 retailers.

Explore the old town and you'll find a city dripping with history – from Bargate, the ancient city's gate, to remnants of medieval walls.

A myriad of options for dining out include George's – one of the city's oldest Greek restaurants. It's a 10-minute drive to Ocean Village, a marina with cafés, bars and restaurants. Here you can enjoy fresh seafood and Mediterranean sharing plates.

Your weekly shop is easy with Lidl directly opposite and a Co-op a little further away on Archers Road.

## Live life your way

Within a mile, you can indulge in maritime history, or soak up art in the city's museums and galleries.



For music, dance or drama, opt for the Mayflower Theatre. There are two cinemas plus numerous annual events, from the International Boat Show to a film week.

For green spaces there's six city parks. May Tree Place is named in honour of the multiple trees that thrive on the neighbouring Southampton Common (less than half a mile away). The New Forest is fantastic for long walks and wildlife spotting.

Venturing further, Southampton Airport is 7 minutes by train and London is under 2 hours. By car, the M3 connects you to London or take the M27 to Portsmouth. Five cruise terminals make luxury holidays a breeze. You can also catch a ferry (1.5 miles) to the Isle of Wight.

## You'll be well looked after in Southampton

Designed with the over 70s in mind, May Tree Place is built to high standards and is an ideal place to live life your way.



# Designed

with you in mind

As you approach May Tree Place, you won't fail to be impressed.

The building's blend of red and cream brickwork contrasts sympathetically with the dark grey slate roofing and grey window frames. The occasional flat roofing and steel balconies add a clean and modern finish. Neat planting completes the stylish design.

Follow a wide path to the entrance lobby and walk through to an airy reception area that offers a warm welcome to homeowners, friends and family alike. From here you will discover the social hub of the development, a stylish communal lounge adjoining a wonderful bistro restaurant which serves drinks, light snacks, and a delicious seasonally inspired menu every day<sup>^</sup>.

These elegant spaces are where our community can spend time together. From a catch-up over coffee in the morning to evenings filled with fun and laughter.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Step through the patio doors and you'll find yourself on a large, paved terrace with an eye-catching pergola in the corner. With lots of seating, it's a wonderful spot for socialising or soaking up some sun during the warmer months. From here you can admire the landscaped garden.

Every shrub and plant has been carefully selected for their vibrant colour or subtle hues. This means the terrace offers something to please the eye throughout the seasons.

We keep the gardens beautiful, leaving you more time to do the things you want to. But, if you have green fingers, May Tree Place will have garden space put aside for the community's projects.







# More for you

## Estate Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

## Bistro on-site<sup>^</sup>

If you don't feel like cooking, the subsidised bistro provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tippie.

The cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.

## Wellness Suite<sup>^</sup>

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment station.

## Guest Suite<sup>^</sup>

Having friends or relatives over and would like them to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

## Parking

Spaces are available for purchase.





Made for living

*your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. May Tree Place is no exception.

Comprising 66 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

### We're here to help

When purchasing your apartment at May Tree Place, we can help you every step of the way\*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

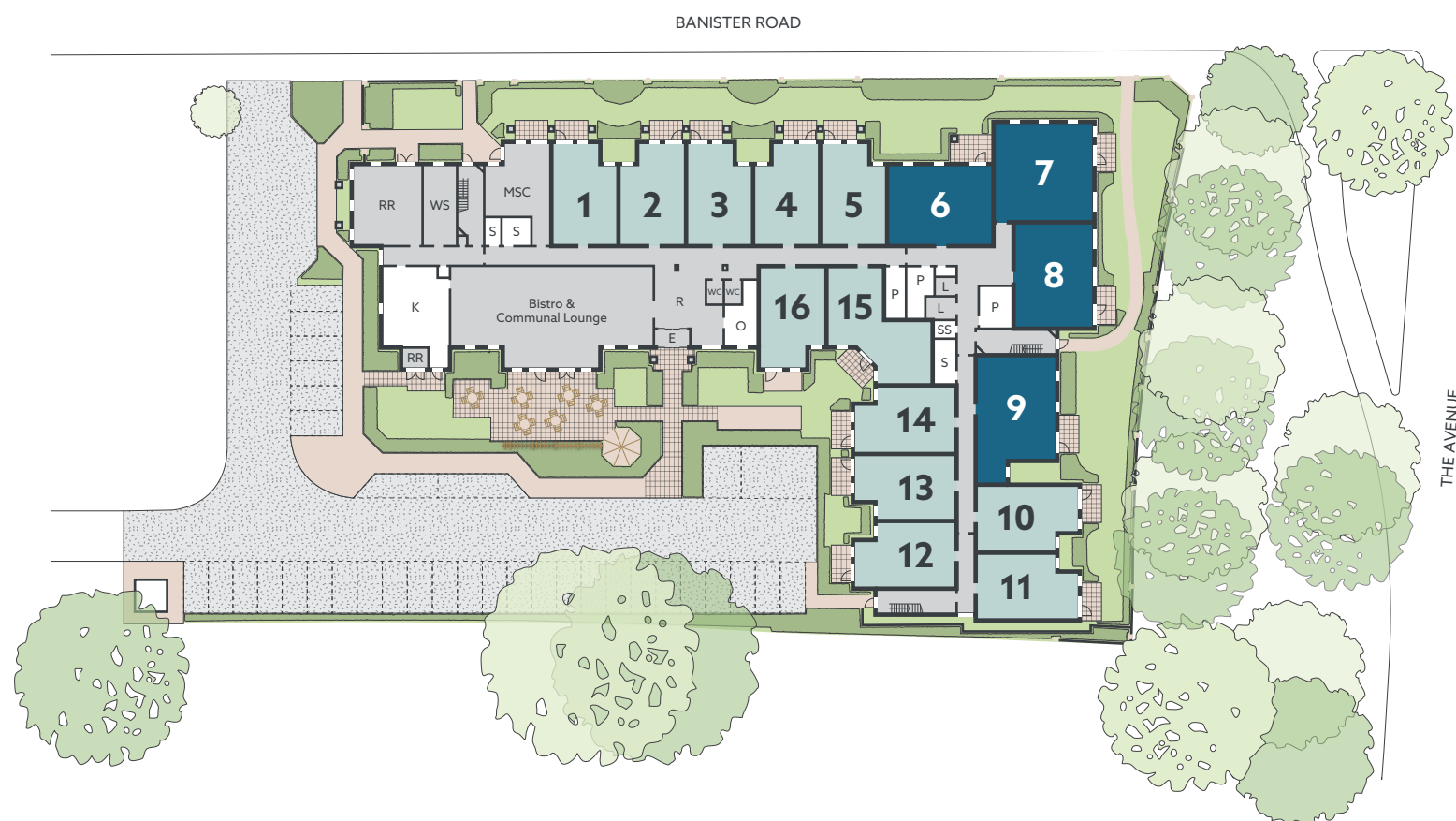
To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.





# May Tree Place

Ground Floor

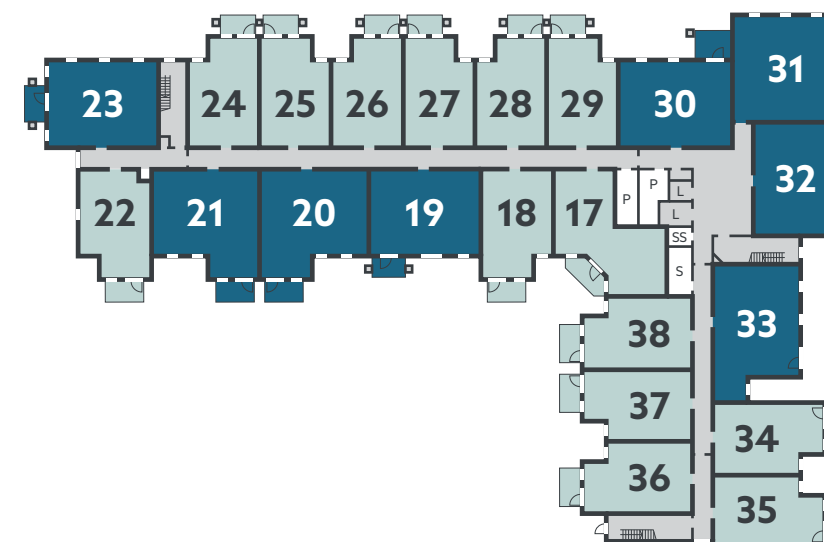


- 1 bedroom apartment
- 2 bedroom apartment

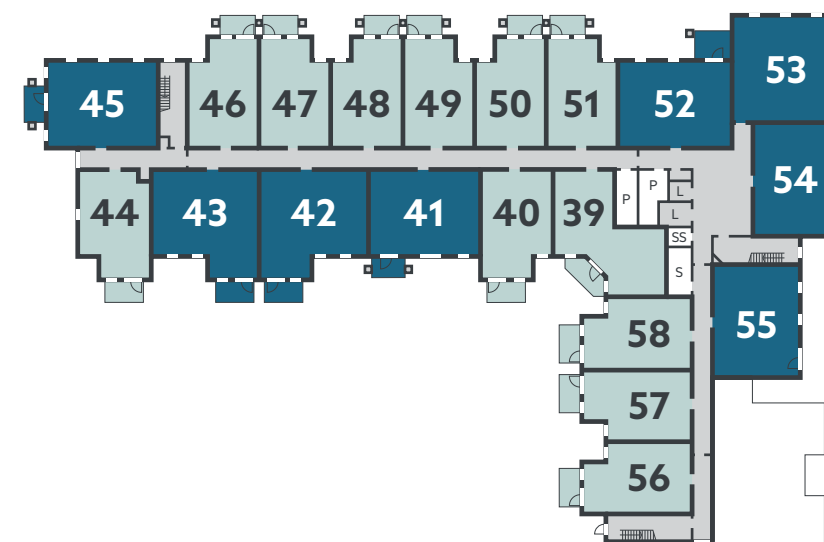
- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- MSC- Mobility Scooter Charging

- O - Office
- P - Plant Room
- R - Reception
- RR - Refuse & Recycling
- S - Store
- SS - Smoke Shaft
- WS - Wellness Suite

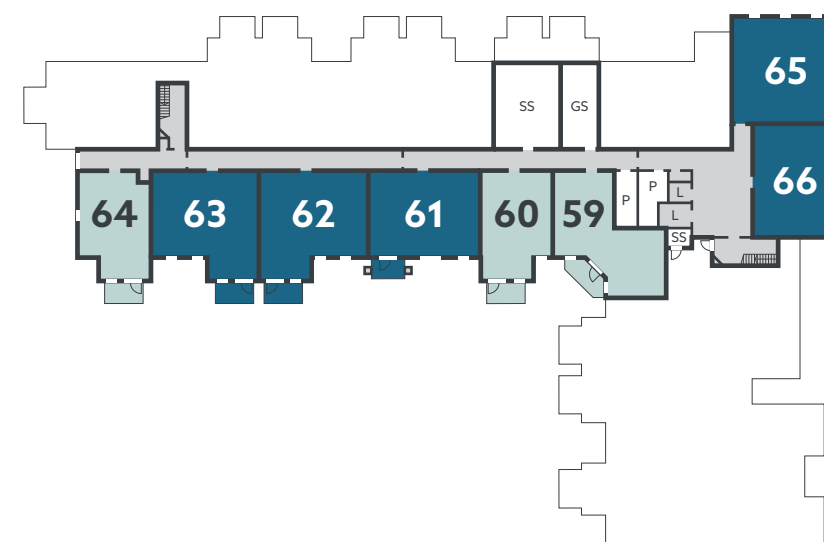
First Floor



Second Floor



Third Floor





# Your new home

## in detail

### General

- ▶ NHBC 10-year warranty
- ▶ Double glazing to all windows
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/Sky+ connection point in living room\*
- ▶ Beko 8kg washer/dryer

### Kitchen

- ▶ Fitted kitchen with Beko integrated ceramic hob
- ▶ Stainless steel integrated Beko oven
- ▶ Beko recirculating cooker hood
- ▶ 40mm laminate Volcanic Ash worktop and glass splashback
- ▶ Granite composite sink in Silgranit
- ▶ Monobloc chrome sink mixer tap
- ▶ Beko integrated, frost-free, white fridge/freezer

### Heating and finishes

- ▶ Sokio electric panel warmers
- ▶ Neutral almond white décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings
- ▶ Oak laminate shelf and fitted hanging rail for walk-in wardrobes

### Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White gloss finish vanity unit with natural oak laminate worktop and chrome mixer tap
- ▶ Almond white neutral decor
- ▶ High quality fittings
- ▶ Wall-hung Victoria mirror
- ▶ Shaver socket
- ▶ Heated chrome towel warmer

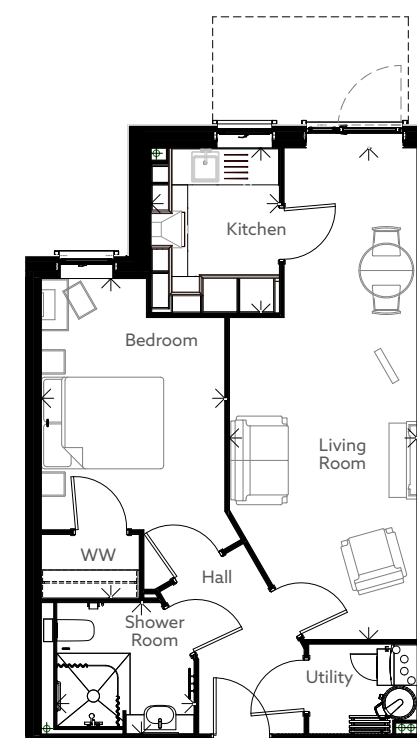
### Safety and security

- ▶ Door camera entry system, linked to your TV
- ▶ 24-hour Appello emergency call system
- ▶ Personal pendant alarm
- ▶ Emergency pull switches to both bedrooms, shower room and WC
- ▶ Intruder alarm and smoke detectors
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

## Typical apartment layouts

Approximate room sizes

### One Bedroom



Living/Dining Room  
3070mm x 8045mm / 10'1" x 26'4"

Kitchen  
2100mm x 2700mm / 6'9" x 8'9"

Bedroom  
3000mm x 5220mm / 9'8" x 17'2"

Shower room  
2250mm x 2150mm / 7'4" x 7'1"

### Two Bedroom



Living/Dining Room  
3320mm x 5275mm / 10'9" x 17'3"

Kitchen  
2760mm x 2975mm / 9'1" x 9'8"

Bedroom 1  
3090mm x 5230mm / 10'1" x 17'2"

Bedroom 2  
3090mm x 3800mm / 10'1" x 12'5"

Shower room  
2250mm x 2150mm / 7'4" x 7'1"



# The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at May Tree Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

## Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs

- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

At May Tree Place, the service charge also covers the bistro's running costs, the 24/7 team and an hour of light domestic assistance per week.

More information on this can be found in the service charge section on the May Tree Place web page.

## Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for benefit of everyone.

**When you're ready to find out more, we will happily explain these charges in more detail.**



## Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit [mccarthystone.co.uk/may-tree-place](https://mccarthystone.co.uk/may-tree-place) to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"There are a whole host of reasons that make living here a dream come true, but what stands out for me, is the friendly on-site support. The team are incredibly helpful and always go above and beyond to check in with me. They also offer tailored care packages to suit individual needs, which has given my family and I great peace of mind."

*McCarthy Stone Homeowner*



A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

February 2025

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



Protection for new-build home buyers



To find out more, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/may-tree-place](https://mccarthystone.co.uk/may-tree-place)

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