

May Tree Place

Southampton



McCARTHY STONE
Life, well lived

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Relaxed living in a vibrant port city.

Nestled between two rivers that feed The Solent and home port to some of the world's most famous ocean liners, this Hampshire city has much to offer. Bustling waterfront location. Impressive heritage attractions. Lots of things to do. Excellent transport links. Southampton would be a delightful place to call home.

Find your happy place in Southampton.

Conveniently situated close to the main city centre and the marinas and ports, May Tree Place is named in honour of the multiple trees that thrive on the neighbouring Southampton Common. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



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Live life your way.

May Tree Place is ideally placed to optimise Southampton living.

Your weekly shop is easy with Lidl directly opposite and a Co-op just 0.2 miles in the other direction.

Catch a bus just outside the development to the city's centre (15 minutes) and a high street packed with well-known brands and small boutiques. Marlands shopping centre is a mile away. Nearby, West Quay offers a shopping mecca with more than 100 retailers, including John Lewis.

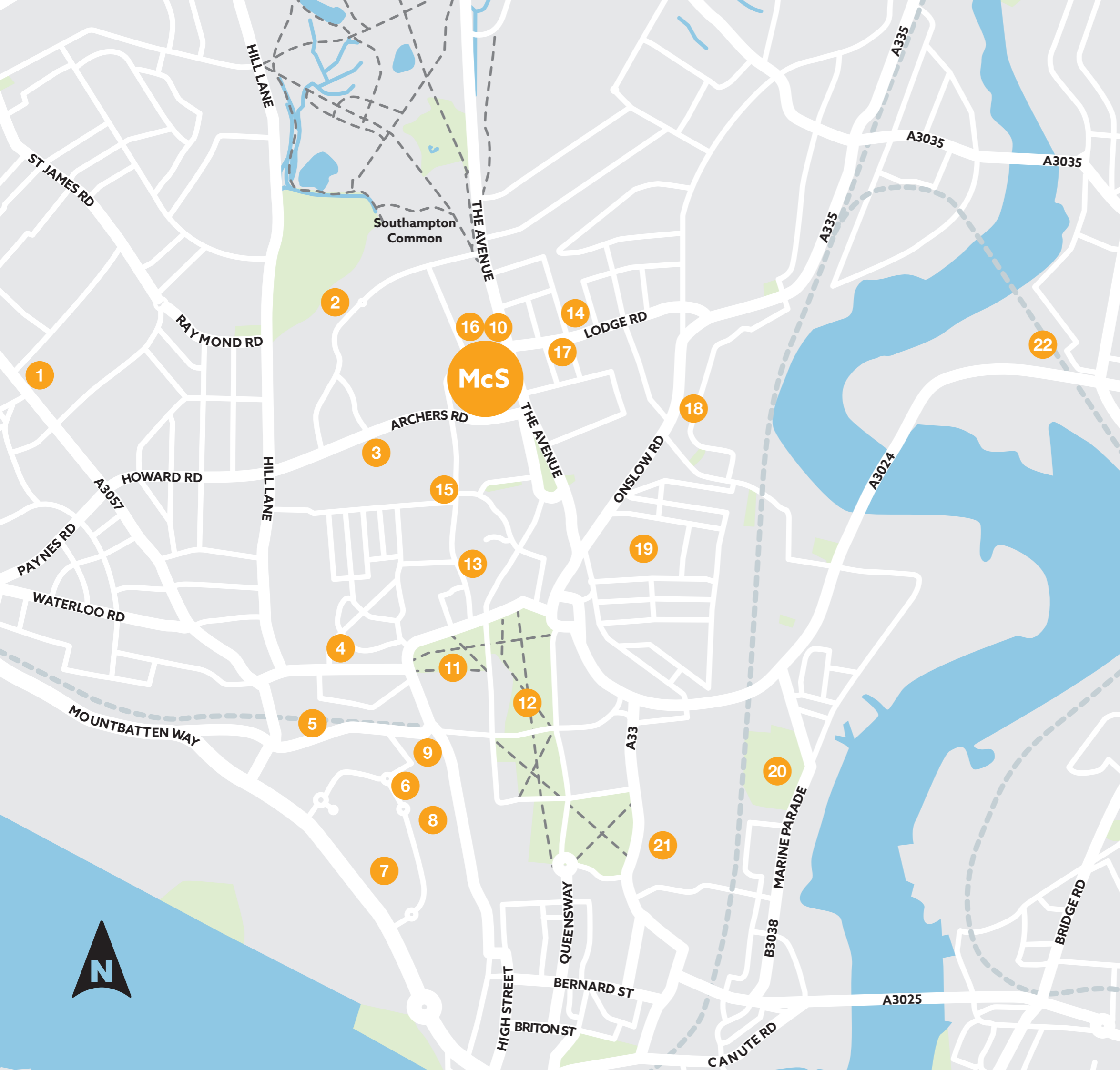
As you explore the old town, you'll find a city dripping with history – from Bargate, the ancient city's gate, to remnants of the medieval walls that once enclosed the city.

There is a myriad of options for dining out, including George's – a Greek restaurant – one of the city's oldest. A 10-minute drive takes you to Ocean Village, a marina with cafes, bars and restaurants. For fresh seafood head to The Jetty, or try Bacaro for a Mediterranean sharing plate.

There's plenty to do. Within a mile of the development, you can indulge in maritime history at SeaCity museum, or soak up art at one of the city's galleries. For live music, dance or drama performances, opt for the Mayflower Theatre. There are two cinemas plus numerous annual events, from the international boat show in September to a film week in winter.

Those who enjoy green space have six city parks to choose from, plus Southampton Common (0.4 miles). The New Forest (15-minute drive) is fantastic for long walks and wildlife spotting. Bournemouth, Christchurch and Poole beaches are all under an hour's drive away.

For onward travel the railway station, just over a mile away, links you to Southampton Airport in 7 minutes and London in under 2 hours. By car, the M3 connects you to London or take the M27 to Portsmouth. Five cruise terminals would make luxury holidays a breeze. You can also catch a ferry (1.5 miles) to the Isle of Wight.



MAY TREE PLACE

McS 1 Banister Road,
Southampton, SO15 2XE

MAP KEY

- 1 Doctor's Surgery
- 2 North Hants Tennis Club
- 3 Co-op Supermarket
- 4 Mayflower Theatre
- 5 Southampton Central Railway Station
- 6 Little Waitrose & Partners Store
- 7 Ikea Shopping Centre
- 8 Westquay Shopping Centre
- 9 Asda Supermarket
- 10 Twin Scissors Barbers
- 11 Southampton City Art Gallery
- 12 Central Parks
- 13 Halladays Tea Rooms
- 14 Maria's Hair & Beauty Salon
- 15 Pharmacy
- 16 Lidl Supermarket
- 17 Kwik Fit Garage
- 18 Aldi Supermarket
- 19 Royal South Hants Hospital
- 20 St Mary's Stadium
- 21 St Mary's Church
- 22 Bitterne Railway Station



“Strictly nights with friends.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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Made for modern living, inside and out.

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 complete 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.

These elegant spaces are where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering 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. What's more, you don't need to pick up a fork or trowel to keep it looking immaculate. We maintain all the outside spaces for you.

From here you can opt to take a wide path – suitable for walking and mobility scooters alike – to landscaped gardens at the rear of the development, with raised beds and potted plants providing pretty floral scenery and pops of colour.



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**The support you want,
when you need it.**

Your new home will offer a range of flexible services, so you can have as little or as much support as you need. There's also added reassurance of help being on hand with a CQC regulated manager and a team available 24/7.

Domestic assistance.

You can enjoy one hour per week of domestic assistance, as part of your service charge. The team can help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

Personal support*.

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.

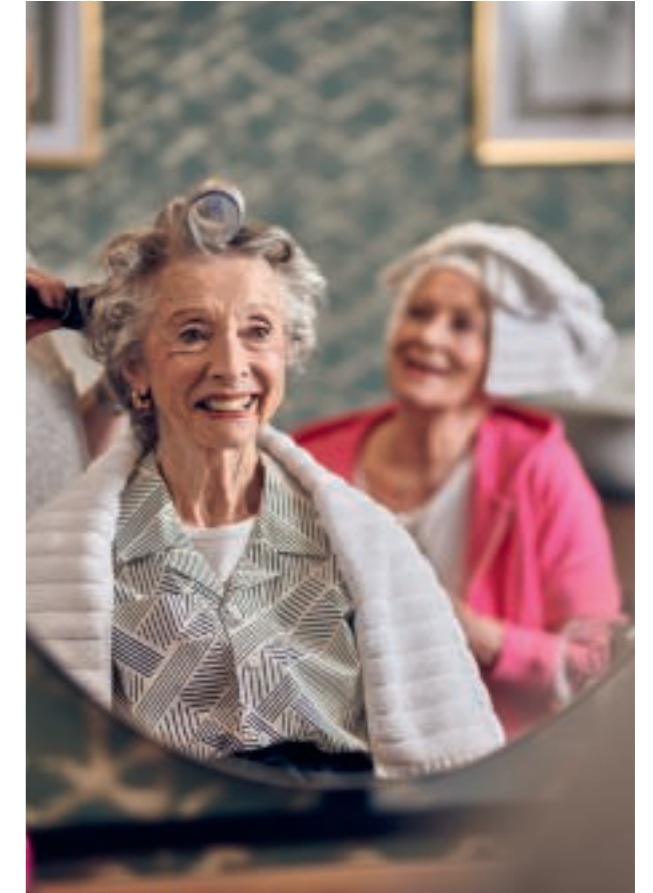
*Additional charges apply.

Lifestyle support*.

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.

Laundry service*.

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.





More features.

Bistro on-site*

Ideal when you don't feel like cooking or want to catch-up with friends. The bistro also offers a variety of light bites and snacks*.

Guest suite**

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

Wellness suite*

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

On-Site Estate Manager

Ensures the development is safe, secure, and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on site 24 hours a day.

Domestic support & assistance*

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking*

Spaces available for purchase.

Mobility scooter charging point

An easily accessible space available where mobility scooters can be charged safely and securely.

*Additional charges apply. **Subject to availability.



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Made for living well.

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 and flooring.

How to buy.

When purchasing your apartment at May Tree Place, we will 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. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.

Plus, with selected properties at May Tree Place also available through with 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.

~Ts&Cs apply. See www.mccarthystone.co.uk/shared-ownership for more information.



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Your new home in detail.



General

- Double glazing to all windows
- Apartments with balconies or patios available
- Beko stand-alone 8kg washer dryer to utility cupboard
- Lancaster oak laminate shelf and fitted hanging rail for walk in wardrobes
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*



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 sink mixer tap in a chrome finish
- Beko integrated, frost-free, white fridge-freezer



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



Heating and finishes

- Sokio electric panel warmers
- Neutral almond white décor
- White five-panel doors
- Polished chrome door furniture and fittings



Safety and security

- Door camera entry system which is linked to your own TV
- 24-hour Appello Smart Living Solutions (SLS) – digital emergency warden call system to all apartments
- 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

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. *Sky Q subject to Sky subscription.



**“New address,
new adventure.
There’s nothing
old about me.”**

Anne,
McCarthy Stone homeowner.

Painting is a lifelong passion of Anne’s. Whether it’s exhibiting in a local showcase or leading the community art club. She believes everyone should have all the support they need, to keep doing the things they love.

Ready to show us what makes you happy?
Find out how you could make the move to
May Tree Place, Southampton.

**Call 0800 201 4106 or
visit [mccarthystone.co.uk/
may-tree-place](https://mccarthystone.co.uk/may-tree-place)**

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. Images are indicative and facilities vary by location. 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.

July 2024

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, call **0800 201 4106**
or visit mccarthystone.co.uk/may-tree-place

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