



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

COUNCIL TAX BAND: E
SECURITY DEPOSIT: £4,678

FEE SUMMARY: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCARTHY STONE

Life, well lived

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



PROTECTED



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11 PRIORY HOUSE

Bolters Lane, Banstead, SM7 2AJ

Lovely TWO BEDROOM apartment on the GROUND FLOOR of Priory House, McCarthy Stone Retirement Living development situated in the heart of Banstead. This property benefits from a spacious OPEN LIVING ROOM with a FULLY EQUIPPED KITCHEN, opening onto a PRIVATE PATIO. The master bedroom also enjoys an ideal WALK-IN WARDROBE and a second ENSUITE SHOWER ROOM. Priory House is located close to a range of local amenities and offers a 24-Hour Emergency Call System, an excellent onsite House Manager, interior and exterior communal areas, and a friendly environment.

KEY FEATURES

- Beautiful open plan living room with fully equipped kitchen
- Ground floor, quiet private patio
- Second ensuite shower room
- Walk-in wardrobe in master bedroom
- Communal lounge and social events
- Guest suite for family or friends
- Onsite House Manager during office hours
- Ideally located in the heart of Banstead close to all amenities
- 24 Hours emergency care line
- Video door entry system

RENT FROM £4,055 PCM

(Includes service charge)

CALL 0800 8100 174
TO FIND OUT MORE.

rentalenquiries@mccarthyandstone.co.uk
 mccarthyandstone.co.uk

McCARTHY STONE
Life, well lived

11 PRIORY HOUSE, BOLTERS LANE, BANSTEAD, SM7 2AJ

ABOUT PRIORY HOUSE

Priory House is a McCarthy Stone Retirement Living development situated right in the heart of Banstead and designed exclusively for the over 60s. The development is very close to Banstead town centre (just 0.1 miles away), there is a wealth of local amenities, from shops and eateries to supermarkets and various medical centres.

As well as a stylish communal lounge in which residents can socialise over a cup of tea or coffee, this development benefits from a beautifully landscaped garden at the rear, providing a secluded green space for all residents to enjoy. To ensure your comfort, safety and security at all times, there is a dedicated House Manager available during office hours, as well as a 24-hour call system for emergencies. For that added peace of mind, there is also a camera entry system that will link to your television so you will always know who you are letting in. Getting around won't be a problem, whatever your preferred mode of transportation. As well as on-site parking, there will be both a cycle store and a scooter room. Plus, with four bus stops within a mile of the development and Banstead train station just 0.6 miles away, you will easily be able to visit the surrounding local areas or even take a day trip into London, which is only 47 minutes away by train. The parish church and the Banstead Centre can also be reached in only 0.4 miles. Just 3 miles away from the development, you'll find the Epsom Downs Racecourse.

WHY RENTALS?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore - if something needs doing, I just ask Debbie the House Manager and it's done..." Helen, McCarthy Stone tenant

SOCIAL LIFESTYLE

One of the greatest benefits of being a McCarthy Stone resident is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our House manager continues to improve the social aspect of the development by introducing special events such as games afternoons, Chinese takeaway evenings and quiz evenings to name but a few."

"House Manager Michelle, who goes the extra mile in problem solving and supporting social functions, which add so much to the quality of life here."

LANDSCAPED GARDENS

One of the main social hubs of Priory House is the large patio area in the communal garden. This space is enjoyed by many of the residents 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 resident

ABOUT 11 PRIORY HOUSE

Apartment 11 is a stunning two bedroom property located on the ground floor, where all the communal areas can be found. This North East facing apartment measures 75.97 square metres and boasts a beautiful open plan living room with a fully equipped kitchen, opening onto a lovely private patio area. This bright and spacious property also features a walk-in wardrobe in the master bedroom as well as a second ensuite shower room. Front door with spy hole and letter box. 24-hour emergency response and camera door entry system with intercom, illuminated light switches and smoke detector. From the entrance hall there is a large walk-in utility/storage cupboard housing the washer/dryer. Doors to the living room, bedrooms and shower room.

LIVING ROOM AND PATIO

Bright and spacious open plan living room with patio doors opening onto a private patio area. Ample space for a dining table and chairs. TV and telephone points, two ceiling lights, fitted carpets.

2 BED | RENT FROM £4,055 PCM

KITCHEN

Fully fitted kitchen with modern integrated appliances as well as wall and base cupboards and drawers. Sink and drainer unit with mono lever tap. Appliances include a raised level oven, microwave, ceramic hob with cooker hood over, dishwasher, fridge and freezer.

BEDROOM ONE

Spacious double bedroom with window providing ample natural light and a walk-in wardrobe housing shelves and hanging rails. Ceiling lights, TV and phone point. Door to ensuite shower room.

ENSUITE SHOWER ROOM

Partially tiled walls and tiled flooring. Suite comprising a walk-in shower cubicle with handheld shower head and glass shower screen; wash hand basin and WC with concealed cistern. Fitted mirror, electric chrome heated towel rail and extractor fan.

BEDROOM TWO

Second double bedroom of good proportions that could be used as a dining room or study room, the choice is yours. Window, ceiling lights, TV and phone point.

SHOWER ROOM

Partially tiled walls and tiled flooring. Suite comprising a walk-in shower cubicle with handheld shower head and glass shower screen; wash hand basin and WC with concealed cistern. Fitted mirror, electric chrome heated towel rail and extractor fan.

WHAT'S INCLUDED WITHIN YOUR RENT?

- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

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 SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

- Removal Services that can help you declutter and move you into your new home

ADDITIONAL INFORMATION

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

