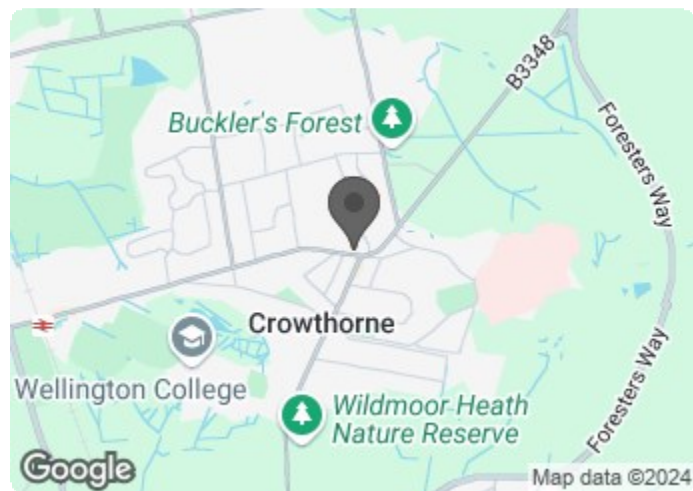


APPROX. GROSS INTERNAL FLOOR AREA 569 SQ FT / 53 SQM	Birch Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	Date: 12/07/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

**Council Tax Band:** C  
**Security Deposit:** £3,600  
**Fee Summary:** Reservation deposit of £500 to be offset against your initial payment and fully refundable.

## McCarthy Stone

Retirement living *your way*

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

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## 18 Birch Place

Dukes Ride, Crowthorne, RG45 6GT

ONE MONTH FREE RENT APPLICABLE - ASK OUR TEAM FOR DETAILS.

Gorgeous ONE BEDROOM apartment located on the FIRST FLOOR of Birch Place, McCarthy Stone Retirement Living Plus development in Crowthorne, designed exclusively for the over 70's. This property provides a lovely PRIVATE BALCONY off the living room overlooking part of the LANDSCAPED GARDENS, a modern kitchen with BUILT IN APPLIANCES, and a MODERN SHOWER ROOM. The airy bedroom also enjoys an ideal WALK-IN WARDROBE. Birch Place offers EXCELLENT COMMUNAL FACILITIES, including an ONSITE RESTAURANT, a communal lounge where SOCIAL EVENTS take place, and landscaped gardens. Estate Manager and dedicated CQC registered care and support team are onsite every day.

## Rent from £3,120 pcm

(Includes service charge)

Call us on 0800 8100 174  
 to find out more.

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

### Property Features

- Private balcony with garden views
- Walk-in wardrobe in the bedroom
- First floor, next to the lift
- Estate Manager and care team 24 hours
- Bistro style restaurant
- Extra care packages available
- Communal lounge and wellness suite
- Landscaped gardens
- Guest suite for family or friends
- Mobility scooter store & Laundry room

McCarthy Stone  
 Retirement living *your way*



# 18 Birch Place, Dukes Ride, Crowthorne, RG45 6GT

## About Birch Place

Birch Place is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a fully fitted kitchen, fitted and tiled shower room, spacious bedroom and lounge. 24 hour emergency call system.

Communal facilities include a Club lounge where social events and activities take place, a function room, a wellbeing suite and landscaped gardens. There are fully equipped laundry rooms and a bistro restaurant serving freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Birch Place with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Situated in one of the most affluent areas in Berkshire, Crowthorne is a peaceful and picturesque village with plenty to offer retirees. Birch Place is in close proximity to the town centre that has the perfect mix of high street and independent shopping as well as a selection of coffee shops and restaurants. The town centre also benefits from a Lidl and Co-operative, providing you with local amenities for your every day needs. Dinton Pastures Country Park is ideal for leisurely walks with acres of tranquil woodland.

## 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 and it's done..." Helen, McCarthy Stone tenant

## CARE & SUPPORT

The personal care services available at Birch Place 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.

## CQC Rating: Good

Inspected: May 2022

Report: <https://www.cqc.org.uk/location/1-5683739303>

## THE RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Birch Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

## SOCIAL LIFESTYLE

The Communal Lounge is at the heart of the community at Birch Place and is where the majority of social gatherings take place. Regular activities include coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. The development also provides a Wellness suite/Hairdressing salon.

## LANDSCAPED GARDENS

One of the main social hubs of Birch Place 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 resident

## About 18 Birch Place

Number 18 is a bright and spacious one bedroom apartment located on the first floor of the development, next to the lift which gives access to all the communal areas on the ground floor. This property boasts a beautiful private balcony off the living room, overlooking part of the landscaped gardens, while the double bedroom also features a convenient walk-in wardrobe. Front door with spyhole leads to the spacious entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

## Living Room

A well presented and spacious living room with plenty of natural daylight, providing a glazed patio door with window on the side opening onto a private balcony overlooking the landscaped

# 1 bed | Rent from £3,120 pcm

gardens. Ceiling light point, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted modern kitchen units and co-ordinating work surfaces. Contemporary ceiling lights and plinth lighting. Stainless steel sink with chrome mixer tap and large window above. There is an integrated fridge/freezer and a fitted electric oven and microwave oven. There is also a fitted electric ceramic hob with a stainless steel extractor over and splashback. Electrically operated window. Tiled flooring with underfloor heating.

## Bedroom

A spacious and well presented double bedroom with a large glazed window providing plenty of natural daylight. Door to walk-in wardrobe fitted with drawers, shelving and rails. TV and phone point and ceiling lights.

## Shower Room

Modern bathroom fitted with WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room vinyl flooring, electric heated towel rail, grab rails, emergency pull cord and ceiling spot light. Tiled floor with underfloor heating.

## WHAT'S INCLUDED WITHIN YOUR RENT?

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

