



Council Tax Band: D
Security Deposit: £4,228
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



PROTECTED



McCarthy & Stone Limited, Trading as McCarthy Stone • T: 0800 8100 174 • W: mccarthyandstone.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

18 Watson Place

Trinity Road, Chipping Norton, OX7 5AJ

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

Lovely TWO BEDROOM apartment located on the GROUND FLOOR at Watson Place, McCarthy Stone Retirement Living Plus development in Chipping Norton. This bright and spacious property boasts a beautiful PATIO off the living room and surrounded by the LANDSCAPED GARDENS, a fully EQUIPPED KITCHEN, and a WALK IN WARDROBE off the master bedroom. Watson Place offers an ONSITE RESTAURANT, a communal lounge, landscaped gardens, a CQC registered CARE TEAM, an ESTATE MANAGER, social events, and BESPOKE CARE PACKAGES.

Rent from £3,665 pcm

(Includes service charge)

Call us on 0800 8100 174
to find out more.

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

Property Features

- Ground property with patio off the living room
- Walk in wardrobe in the bedroom
- Quality kitchen with integrated appliances
- Estates Manager and CQC registered Care Team
- 24 hour staffing & 24hr emergency call system
- Guest Suite for family and friends
- Residents Lounge, social events, and landscaped gardens
- Bistro with daily fresh meals
- One hours free domestic assistance
- Bespoke personal care packages available

McCarthy Stone
 Retirement living *your way*

18 Watson Place. Trinity Road, Chipping Norton, OX7 5AJ

Watson Place

Set on the border of the Cotswolds in the beautiful Oxfordshire countryside, Watson Place is a Retirement Living Plus development which provides a fantastic lifestyle living opportunity for the over 70's and has been designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff who oversee the smooth running of the development. Watson Place boasts excellent communal facilities including a wonderful Bistro providing quality meals, snacks and drinks at very affordable prices. Residents benefit from an hour of free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. There is also the excellent guest suite widely used by visiting family and friends for which a small charge (usually £25 per night) applies.

On the doorstep, there's an M&S Food hall and a Costa coffee. A short stroll will take you to the nearest shops, medical centre and pharmacy. Walk on further (or hop on one of the regular buses) and you'll arrive in the heart of the town. The pretty market town of Chipping Norton really does offer the best of both. The delightful Cotswold countryside is really close, the dreaming spires of Oxford are just a 40 minute drive away and the train sprints to London in less than two hours. Located not far from the centre of the town, you'll find one of our most impressive developments.

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 the Estate Manager and it's done..." McCarthy Stone resident

CARE & SUPPORT

The personal care services available at Watson 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: August 2021

Report: <https://www.cqc.org.uk/location/1-8924252141>

SOCIAL LIFESTYLE

Socialising is high on the agenda at Watson Place and you will be made to feel welcome by our residents soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

THE RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Watson 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.

LANDSCAPED GARDENS

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Entrance Hall

Number 18 is a west facing two bedroom apartment located on the ground floor of the development, where all the communal areas are also situated. This property features a lovely patio off the spacious living room, a walk-in wardrobe off the master bedroom, a modern shower room, and a separate guest cloakroom. Front door with spy hole and letter box leads into a large and welcoming entrance hall. From the hallway you have a door to a walk in storage cupboard housing the boiler as well as hot water. All other doors lead to the bedrooms, living room, cloakroom, and the shower room. Security door entry speech module and emergency intercom are also located within the entrance hallway. Dimplex wall heaters.



2 bed | Rent from £3,665 pcm

Living Room

A spacious and bright living room with glazed patio doors opening onto a lovely patio surrounded by the communal gardens. From the living room you have a partially glazed door leading into a separate Kitchen. Two ceiling light fittings. TV point and telephone point. Power points.

Kitchen

Modern fitted kitchen with a range of high gloss wall and base storage units. Fitted roll edge work surfaces with splash back. Integrated fridge/freezer. Four ringed ceramic hob with chrome extractor hood above. Easy access mid level oven, with space above for a microwave. The stainless steel sink unit sits beneath a double glazed window.

Bedroom

Double master bedroom with built in mirror fronted wardrobe with plenty of storage space. Ceiling light fitting. TV and telephone point. Double glazed window. Emergency pull-cord.

Bedroom two

Second double bedroom of good proportions which could be used as a dining room or study room. TV, telephone points and power points. Central ceiling light.

Shower Room

A spacious fitted wet room with vinyl flooring. Additional WC in selected two bedroom apartments. Illuminated mirror with integrated shaver socket. Heated towel rail.

Cloakroom

Partially tiled with WC and vanity unit with wash basin and mirror above.

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 & Services

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

