



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

**COUNCIL TAX BAND: D**  
**SECURITY DEPOSIT: £2,942**  
**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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## 2 HIGHCLERE HOUSE

Great North Road, Hatfield, AL9 5DB

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

A BEAUTIFULLY presented TWO BEDROOM apartment on the GROUND FLOOR at Highclere House, McCarthy Stone retirement living development in the town of Hatfield. The property boasts AMPLE NATURAL LIGHT and a lovely PRIVATE PATIO off the living room surrounded by the LANDSCAPED GARDENS. The master bedroom enjoys a spacious WALK-IN WARDROBE and a second ENSUITE SHOWER ROOM. Highclere House offers a 24-Hour Emergency Call System, an excellent House Manager, and maintenance to the interior and exterior beautiful communal areas, as well as a friendly environment.

## RENT FROM £2,550 PCM

(Includes service charge)

**CALL 0800 8100 174  
 TO FIND OUT MORE.**

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

### KEY FEATURES

- Ground floor, quiet private patio
- Walk-in wardrobe and storage rooms
- Second ensuite shower room
- Walking distance to Hatfield train station, with direct lines to London
- Camera entry system
- Communal lounge and social events
- Guest Suite for family and friends
- OnSite House Manager during office hours
- 24/7 Emergency Call System
- Beautiful landscaped gardens

**McCARTHY STONE**  
*Life, well lived*

# 2 HIGHCLERE HOUSE, GREAT NORTH ROAD, HATFIELD, AL9 5DB

## ABOUT HIGHCLERE HOUSE

Highclere House is an exclusive development designed for the over 60s and conveniently located in the town of Hatfield. Residents enjoy a communal lounge where social events take place, an adjoining furnished patio surrounded by pretty landscaped gardens, lifts to all floors, and a Guest Suite for visiting family and friends. For peace of mind, there is a 24-hour emergency call system and a House Manager on site during office hours. Hatfield is a perfect marriage of old and new, from the charming Old Hatfield with the splendid grounds and grandeur of Hatfield House - to the modern retail Mecca of The Galleria: a shopper's paradise filled with high-street favourites, designer brands, cinema, cafes and restaurants. With everything you could want right on your doorstep and London only a short-hop away, Hatfield has fast become a highly popular place to live.

The town of Hatfield easily provides all of life's little necessities - from a wide range of well-known supermarkets, independent shops and high street retailers - to doctors' surgeries, dental practice, and post-office. Everything you need is just a short walk away - including plenty of pubs, cafes and restaurants. The welcoming Red Lion Pub is just a short stroll from the development and provides some great dining.

But there's far more to Hatfield than its many modern amenities. Old Hatfield was left untouched by any post-war development and still remains a place full of old-world charm and character. The nearby Hatfield House is a magnificent Jacobean mansion with stunning ornamental gardens and splendid grounds. Offering extensive tours of the house and gardens, and has many attractions including a restaurant and café and regular annual community events.

## 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 2

One of the greatest benefits of being a McCarthy Stone homeowner 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. The House Manager has helped build a thriving community at Highclere House, ensuring there are lots of events and activities for all interests onsite, like Bingo and Fish and Chip evenings or cheese and wine evenings.

## LANDSCAPED GARDENS

One of the main social hubs of Highclere 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 2 HIGHCLERE HOUSE

Number 2 is a two bed apartment ideally located on the ground floor, where all the communal areas can be found. This property boasts a private patio off the living room providing direct access to the landscaped gardens. The master bedroom benefits from a spacious walk-in wardrobe and a second ensuite shower room. Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response pull cord system is situated. From the hallway there is access to two different walk-in storage/airing/utility cupboards. Doors lead to the bedrooms, living room and shower room.

## LIVING ROOM

A spacious and bright lounge with patio door opening onto a quiet private garden, surrounded by the landscaped gardens and providing direct access to them. TV point with Sky+ connectivity. Two ceiling lights, two wall panelled heaters, raised power sockets and fitted carpets. Door leads to the kitchen.

## KITCHEN

A wonderful modern kitchen. With a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.

# 2 BED | RENT FROM £2,550 PCM

## MASTER BEDROOM

A spacious double bedroom with a window providing ample natural light. This bedroom enjoys an ensuite bathroom and a spacious walk-in wardrobe. Ceiling light. TV and telephone points.

## ENSUITE SHOWER ROOM

Partly tiled and fitted with with non slip safety flooring. Walk-in shower, low level WC, vanity unit with inset wash hand basin and storage, fitted mirror, WC, wall mounted heated towel rail.

## SECOND BEDROOM

A good sized double bedroom with a full length window providing daylight natural light. This room can be used as a study, dining room or hobby room. Ceiling light. TV and telephone points.

## SHOWER ROOM

A purpose built wet room, with non slip safety flooring. Low level WC, vanity unit with inset wash hand basin and storage, fitted mirror, WC, wall mounted heated towel rail.

## 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

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

