



Council Tax Band: C
Security Deposit: £4,701
Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone
 Retirement living *your way*

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*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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21 Edward Place

Churchfield Rd, Walton-On-Thames, KT12 2FR

Bright and spacious ONE BEDROOM apartment located on the FIRST FLOOR of Edward Place, McCarthy Stone Retirement Living Plus development in Walton-On-Thames. This property benefits from its position right IN FRONT OF THE LIFT which gives access to the ground floor, where all the EXCELLENT COMMUNAL AREAS can be found. The apartment boasts a beautiful JULIET BALCONY off the living room and a MODERN FULLY FITTED KITCHEN. The lovely bedroom also features a spacious WALK IN WARDROBE and AMPLE NATURAL LIGHT. Edward Place offers an onsite Bistro style restaurant with table service providing fresh and delicious meals daily, landscaped gardens and a communal lounge where SOCIAL EVENTS take place. There is an Estate Manager running the development and staff 24 hours onsite. One hour domestic help is included and extra care packages are available if needed.

Rent from £4,075 pcm

(Includes service charge)

Call us on 0800 8100 174 to find out more.

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

Property Features

- Juliet balcony off the living room
- Walk in wardrobe in the bedroom
- Close proximity to the lift
- Modern Kitchen with Built in appliances
- Estate Manager + 24-hour staffing
- Bistro Restaurant with fresh meals
- Communal Lounge and social events
- Landscaped gardens
- Guest Suite for visiting family & friends
- Bespoke extra care packages available

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 Retirement living *your way*

21 Edward Place, Churchfield Road, Walton-On-Thames, Surrey, KT12 2FR

About Edward Place

Edward Place is a Retirement Living Plus development which features 51 one and two bedroom retirement apartments exclusively for the over 70s. A lovely place to call home, Edward Place is ideally located on Churchfield Road in Walton-on-Thames, with a Marks & Spencer and local Cinema close to hand and just a short walk away from the bustling High Street and the Heart Shopping Center. Here you will find an array of cafes, a public library, Sainsbury's and a parade of restaurants. The stunning onsite communal areas include an elegant communal lounge where social events take place and an in-house restaurant, serving freshly prepared meals daily as well as drinks and snacks. The restaurant also boasts a bistro essentials shop, selling everyday items such as bread and milk. The private courtyard gardens are thoughtfully landscaped, full of life and colour and are professionally maintained for you to enjoy all year round. There is also wheelchair access and lifts to all floors for those with limited mobility. A dedicated Estates Management team are on-site 24 hours a day to provide peace of mind and offer assistance. If additional care is needed, we can provide this too, with flexible care and support packages available. Edward Place has been thoughtfully designed with retirees in mind and offers independent living with assistance on hand when needed, in a beautiful and safe environment.

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

CARE & SUPPORT

The personal care services available at Edward 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 2021

Report: <https://www.cqc.org.uk/location/1-7905406673>

SOCIAL LIFESTYLE

The Estate Manager has helped build a thriving community at Edward Place, ensuring there are lots of events and activities for all interests onsite from coffee mornings, movie nights to cocktail parties. 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.

THE RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at DEVELOPMENT NAME 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

One of the main social hubs of Edward 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.

About 21 Edward Place

Number 21 is a one bedroom apartment situated on the first floor with a north easterly aspect and a Juliet balcony off the balcony. The apartment is located in front of the lift, which gives direct access to all the communal areas on the ground floor. This property features a modern fully fitted kitchen and a lovely bedroom with a walk in wardrobe. Front door with spy hole and letter box leads to the entrance hall where the 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage/airing cupboard. Doors also lead to the living room, bedroom and shower room.



1 bed | Rent from £4,075 pcm

Living Room

A bright and spacious living room with a double glazed patio door with window to the side opening to a Juliet balcony. Telephone and television point. Sky/Sky+ connection. Raised power points and ceiling lights. Fitted carpets and curtains. Part glazed door leads into the kitchen.

Kitchen

A modern and stylish kitchen with high quality appliances and an extensive range of base and wall units fitted with high gloss doors and contrasting worktops. An electric waist height oven with fitted microwave above, ceramic hob with opaque glass splash back and stainless steel extractor hood, integral fridge/freezer. Stainless steel sink and drainer with mono lever tap. Integral dishwasher installed by current owner. Under pelmet lighting and large double glazed window.

Bedroom

A spacious dual aspect double bedroom allowing plenty of natural light with a convenient walk-in wardrobe housing rails and shelving. Ceiling lights, fitted carpets, fitted curtains, TV and phone point.

Shower Room

Part tiled and fitted suite comprising a walk-in level access shower with a thermostatically controlled shower unit, grab rails, and fitted curtains. Low level close coupled WC, vanity unit with wash basin and a double width illuminated mirror above. Shaving point, electric heater and extractor fan. Call point system in the bathroom.

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

