



Council Tax Band: E
Security Deposit: £6,057

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

ar|a | propertymark

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



29 Rutherford House

Marple Lane, Gerrards Cross, SL9 9FU

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

A stunning TWO BEDROOM apartment located on the SECOND FLOOR of Rutherford House, which is Retirement Living Plus development, for the over 70s, in Chalfont St Peter. This property benefits from a beautiful PRIVATE BALCONY with green views and a FIREPLACE in the living room. The master bedroom also enjoys an ENSUITE SHOWER ROOM and a luxury WALK IN WARDROBE. This spacious apartment has been thoughtfully designed providing a relaxing and carefree lifestyle. Rutherford House offers an ONSITE BISTRO, a communal lounge, landscaped gardens, a CQC registered CARE TEAM, an ESTATE MANAGER, social events, and BESPOKE CARE PACKAGES.

Property Features

- Fantastic walk out balcony off the living
- Walk in wardrobe and ensuite bathroom
- Estate Manager with 24/7 staffing and emergency call system
- Table service restaurant serving freshly prepared meals daily
- Communal lounge and social events
- Landscaped gardens with patio areas and seating
- Wellness suite/Hairdressing salon
- Laundry room - Mobility scooter store with charging points
- Guest suite for family or friends
- Close to local amenities

Rent from £5,250 pcm

(Includes service charge)

Call us on 0800 8100 174
to find out more.

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

McCarthy Stone
Retirement living *your way*

29 Rutherford House, Marple Lane, Chalfont St. Peter, Gerrards Cross

About Rutherford House

Rutherford House is a Retirement Living Plus development located in Chalfont St Peter and designed exclusively for the over 70s. This development comprises one and two bedroom apartments with numerous communal facilities such as a Club Lounge, a Wellness Suite/Hairdressing Salon and a bistro-style restaurant which serves freshly prepared food daily. With flexible support packages that can be tailored to suit your needs and management on site 24 hours a day, Rutherford House has everything you need to relax and enjoy your retirement.

Chalfont St Peter is a picturesque village with plenty to offer both within the village and the surrounding area. Moreover, Rutherford House is conveniently located on Gold Hill East, close to the village center, placing a variety of local amenities within easy walking distance. Goldhill Common, a stunning area of open green space and trees of some 33 acres, is literally opposite the entrance to the development – ideal for an early evening stroll or a summer picnic with the grandchildren. Market Place which leads onto Gold Hill East, less than 200 meters from Rutherford House, forms the village's main 'High Street'.

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)

CARE & SUPPORT

The personal care services available at Rutherford House 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: March 2020

Report: <https://www.cqc.org.uk/location/1-6482280490>

SOCIAL LIFESTYLE

The Communal Lounge is at the heart of the community at Rutherford House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, 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 RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Rutherford House 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 Rutherford House 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 29 Rutherford House

Apartment 29 is a stunning two-bedroom property located on the second floor and measuring 80.75 square metres. This property boasts a fantastic walk out balcony off the living room and enjoys ample natural light. The spacious living room provides a lovely fireplace, while the master bedroom also features a walk in wardrobe as well as its own ensuite shower room. Front door with letter box and spy hole opens into a very spacious hallway. The security door entry system and 24-hour emergency response system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both double bedrooms, shower room, cloakroom and to a large storage cupboard.

Living Room

Beautiful and bright living room benefitting from a patio door with window to side opening onto a stunning walk out balcony overlooking part the gardens. This delightful room also provides a lovely electric fireplace. Two ceiling light fittings. TV point with Sky+ connectivity. Telephone point. Raised power points. Part glazed door leads to the kitchen.

Kitchen

Fully fitted kitchen with an excellent range of white high gloss wall and base units with Earth Stone style work surfaces. Electronically



2 bed | Rent from £5,250 pcm

operated double glazed window. Integrated Neff appliances throughout including fridge/freezer, electric oven and microwave above. Four ringed ceramic hob with a stainless steel extractor hood above and opaque glass splash back. Integrated dishwasher. Stainless steel sink unit with drainer and mixer tap. Tiled floor.

Bedroom One

A large master bedroom with a walk in wardrobe offering lots of storage space including shelving and hanging rails. Double glazed window. Central ceiling light. TV point. Telephone point. Door leads to the ensuite shower room.

Ensuite Shower Room

Partially tiled and fitted with suite comprising of level walk-in shower with adjustable shower head, hand rail and curtain. WC, vanity unit with sink, cupboard storage and illuminated mirror above. Heated chrome towel rail, 24-hour emergency response pull cord and tiled flooring.

Bedroom Two

A second double bedroom of excellent proportions which could be used as a dining room or a study room. Central ceiling light. TV point. Telephone point. Double glazed window.

Shower Room

Partially tiled and fitted with suite comprising of level walk-in shower with adjustable shower head, hand rail and curtain. WC, vanity unit with sink, cupboard storage and illuminated mirror above. Heated chrome towel rail, 24-hour emergency response pull cord and tiled flooring.

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

