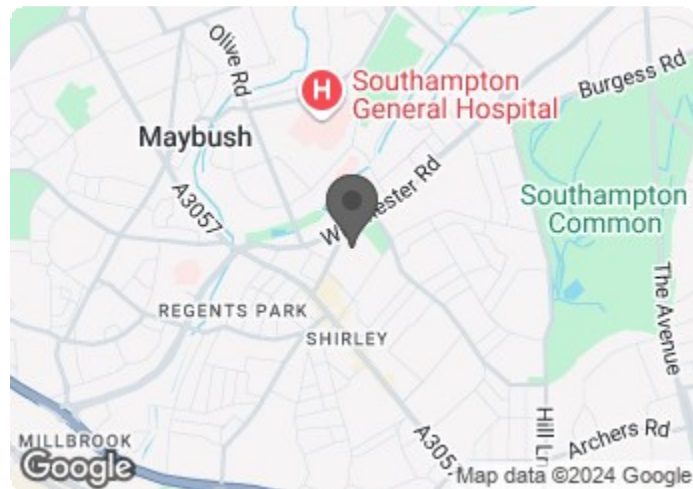


APPROX. GROSS INTERNAL FLOOR AREA 761 SQ FT / 71 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
 Hampton Place  
 Date: 05/04/24  
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

**Council Tax Band:** C  
**Security Deposit:** £2,596  
**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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## 32 Hampton Place

Hampton Close, Southampton, SO15 5SB

TWO MONTHS FREE RENT APPLICABLE - ASK OUR TEAM FOR DETAILS.

A beautiful TWO BEDROOM apartment located on the FIRST FLOOR of the McCarthy Stone Retirement Living development Hampton Place, in Shirley, Southampton. This property comes with its OWN PARKING SPACE and a PRIVATE BALCONY off the living room, overlooking part of the COMMUNAL GARDEN. Located on a QUIET ROAD, this apartment also boasts TWO BATHROOMS and a WALK-IN WARDROBE off to the master bedroom. Hampton Place offers a 24-Hour Emergency Call System, guest suite for family and friends to stay over, and weekly activities organised by the House Manager.

## Rent from £2,280 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
- Parking space included in price
- 24 hour emergency call system
- Video door entry system
- House Manager on site during office hours
- Walk-in wardrobe in the main bedroom
- Located on a quiet road
- Guest suite for family or friends
- Stunning communal lounge
- Landscaped gardens

McCarthy Stone  
 Retirement living *your way*

# 32 Hampton Place, Hampton Close, Southampton SO15 5SB

## ABOUT HAMPTON PLACE

Hampton Place, McCarthy Stone's Retirement Living development exclusively for those over 60, is located on a quiet road in between Shirley and the neighbouring suburb of Maybush in Southampton. The development is 0.2 miles from the main street in Shirley and two miles northwest of Southampton city centre.

Homeowners enjoy pretty landscaped gardens, a Club lounge, 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.

Southampton is known as the cruise capital of the UK, with its famous port home to some of the world's most prestigious luxury cruise ships. Southampton and the nearby New Forest are both popular destinations, thanks to their fascinating histories, large green spaces and regular cultural events.

Shirley is renowned for its shopping, with many national retailers, as well as independent shops, local restaurants and cafes and half a dozen pubs. A local market takes place every Thursday from 9am-4pm. For a touch of nature, there is the 5-acre St James Park, which has just been awarded a Green Flag Award for one of the best green spaces in the country.

## 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

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.

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

## 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.

## ABOUT 32 HAMPTON PLACE

This two bedroom apartment is on the first floor of the building, with quick access to the communal areas on the ground floor. The property provides a lovely private balcony overlooking part of the landscaped garden. The master bedroom boasts a walk-in wardrobe as well as an ensuite shower room. A parking space is also included in the rent. Front door with spy hole leads to the large entrance hall where the 24-hour T-uninstall emergency response pull cord system is situated. From the hallway there is a door to a walk-in storage/airing/utility cupboard. Doors lead to both bedrooms, living room, and bathroom.

## LIVING ROOM

Spacious lounge benefitting from a glazed patio door with window to side opening onto the Juliet style balcony. There are TV and telephone points, Sky/Sky+ connection point, two

# 2 bed | Rent from £2,280 pcm

ceiling lights, fitted carpets and raised electric power sockets. Part glazed door leads into a separate kitchen.

## KITCHEN

Modern fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and double glazed windows.

## BEDROOM ONE

Large double bedroom with a very spacious walk-in wardrobe housing rails and shelving, and its own ensuite shower room. Ceiling lights, TV and phone point and double glazed window.

## BEDROOM TWO

Well sized and bright second bedroom. Also ceiling lights, TV and phone point and double glazed window.

## SHOWER ROOM

Partly tiled and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heated ladder style towel rail and extractor fan.

## 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.

## 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

