

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 89 | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |

Council Tax Band: E
Security Deposit: £6,634
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.

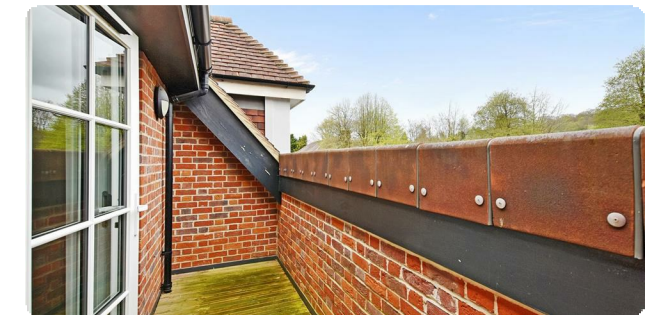
*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee 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



36 Chiltern Place

59-61 The Broadway, Amersham, HP7 0HL

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

Gorgeous TWO BEDROOM apartment on the SECOND FLOOR of Chiltern Place, McCarthy Stone Retirement Living Plus development in Amersham, situated at a close proximity to the communal lift. This property comes with an ALLOCATED PARKING SPACE, and provides a PRIVATE BALCONY off the large living room. The master bedroom also enjoys a spacious WALK-IN WARDORBE and AMPLE NATURAL LIGHT. Chiltern Place offers EXCELLENT COMMUNAL FACILITIES including LANDSCAPED GARDENS, onsite table service RESTAURANT, and communal LOUNGE where SOCIAL EVENTS take place.

Rent from £5,780 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 off the living room
- Allocated parking space
- Walk-in wardrobe to master bedroom
- Close proximity to the communal lift
- On-Site Restaurant with professional chef
- Communal Lounge and social events
- Landscaped Gardens
- Guest Suite for family and friends
- Estate Manager and CQC qualified staff
- One hour a week domestic assistance included

McCarthy Stone
 Retirement living *your way*

36 Chiltern Place, 59-61 The Broadway, Amersham, HP7 0HL

About Chiltern Place

Chiltern Place is located along one of the town's main streets, you'll have easy access to the High Street and Tesco. Everything will be at your fingertips, from supermarkets to local restaurants and boutiques. Residents are able to enjoy the onsite communal lounge and a landscaped garden, as well as the onsite restaurant which provides freshly prepared lunches daily. The Guest Suite is perfect for any visitors who wish to stay overnight. The development is extremely secure, with a camera entry system, and intruder alarms. The dedicated Estate Manager and CQC qualified staff are on site 24/7, 365 days a year. For those with limited mobility, the whole development is wheelchair accessible and there is domestic assistance for anybody who needs a helping hand.

Amersham is a quaint market town within the Chiltern district. Located 30 miles northwest of London, it's far enough to let you get away from the capital's hustle and bustle, but still visit by car or train. Amersham is tucked away in the Chilterns Area of Outstanding Natural Beauty, known for its beautiful green rolling hills, streams and rivers. Amersham itself is divided into two parts, Old Amersham, set in the valley of the River Misbourne, and Amersham-on-the-Hill, a newer area with a train station. The town has several picturesque pubs, a museum displaying the local history and a 13th-century parish church. For more active homeowners, there is also a large playing field, a swimming complex, football club, judo centre and plenty of walking, cycling and hiking trails.

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 tenant

CARE & SUPPORT

The personal care services available at Chiltern 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

Last Inspected: May 2022

Report: <https://www.cqc.org.uk/location/1-8575278386>

THE RESTAURANT

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

SOCIAL LIFESTYLE

At Chiltern Place you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of your own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

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.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." - McCarthy Stone resident

About 36 Chiltern Place

Apartment 36 is located on the second floor of the development, close to the lift that gives access to all the communal areas on the ground floor. This property comes with an allocated parking space and boasts a lovely private balcony off the large living room. The master bedroom also benefits from a spacious walk-in wardrobe and plenty of natural light. Front door with spy hole and letter box leading to the spacious hall. The secure entry system is located in the hall. Ceiling spotlights, illuminated light switches. Three walk-in storage cupboards, one with plumbing for a washing machine.. Doors leading to living room, bedrooms, wet room and guest cloakroom.

Living Room

Large living room benefitting from a glazed patio door with window on the side opening onto a quiet private balcony. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, two electric wall mounted radiators, raised electric sockets and fitted carpets. Door leading to a separate kitchen.

2 bed | Rent from £5,780 pcm

Kitchen

A modern and fully fitted kitchen with a range of wall & base units and pan drawers with a worktop over. Waist height electric oven and built in microwave. Four ring electric hob with glass splash back. Sink with mixer tap sits beneath the triple glazed privacy window with fitted blind. Integrated fridge/freezer, dishwasher. Ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

Master Bedroom

Spacious and bright double bedroom with a large triple window providing plenty of natural light. Spacious walk-in wardrobe housing hanging rails and shelving. TV & telephone points, ceiling light, raised electric sockets and fitted carpets.

Wet Room

Fully fitted wet room with a shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath. Illuminated mirror, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Double glazed, frosted window. Ceiling spotlights.

Bedroom Two

Spacious room with a very unique window providing natural light. This room would also be perfect for use as a dining room or study. Ceiling light, raised electric sockets and fitted carpets.

Guest Cloakroom

Partially tiled cloakroom comprising of WC, vanity unit with hand basin and illuminated mirror over. Floor tiles, ceiling spotlights, chrome heated towel rail. Double glazed, frosted window.

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.

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 in to your new home.

Additional Services

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

