



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>79</b>	<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

**Council Tax Band:** D  
**Security Deposit:** £2,480  
**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



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## 38 Hewson Court

Corbridge Road, Hexham, NE46 1QF

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

Lovely TWO BEDROOM apartment located on the SECOND FLOOR at Hewson Court, Retirement Living development situated in Hexham. This property features a beautiful OPEN PLAN LIVING ROOM with a FULLY FITTED KITCHEN and a JULIET BALCONY overlooking part of the LANDSCAPED GARDENS. The master bedroom also benefits from an ENSUITE SHOWER ROOM and a WALK IN WARDROBE with plenty of space. Hewson Court provides a dedicated House Manager running the development, a 24-Hour Emergency Call System, weekly activities, and excellent communal areas, such as a residents lounge, a communal roof terrace, landscaped gardens, and a guest suite for family and friends to stay over.

## Rent from £2,150 pcm

(Includes service charge)

**Call us on 0800 8100 174 to find out more.**

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

### Property Features

- Open plan living room with Juliet balcony
- Master bedroom with walk in wardrobe
- Second ensuite shower room
- House Manager and 24 hour call system
- Communal lounge for socialising
- Security door entry system
- Landscaped garden with seating area
- Located in the beautiful market Town of Hexham
- Situated near amenities such as restaurants, cafes and shops
- Guest suite for friends and family

**McCarthy Stone**  
 Retirement living *your way*



# 38 Hewson Court, Hexham, Northumberland, NE46 1QF

## About Hewson Court

Hewson Court was purpose built by McCarthy & Stone for retirement living. The development consists of 43 one and two-bedroom retirement apartments for the over 60s. There is a House Manager running the development, on site during office hours, and a 24-hour emergency call system for peace of mind, provided via a personal pendant alarm with call points in the bathroom and hallway. The development also includes a communal lounge, potting shed, boule court and landscaped gardens with patio area, all perfect for socialising with friends, family and neighbours. There is a mobility scooter charging point and a lift to all floors. In addition, there is the benefit of a guest suite, available for visitors to book wishing to stay, for a small charge per night. The town's residents adore the weekly farmers' market in the town centre, which is only a short stroll from the development. Here, you can purchase everything from plants and flowers to decorate your apartment to bread and sweets. The market is held on Tuesdays from 9am to 4pm but, on other days of the week, a small number of market stalls sell goods on the Shambles. It's simple for the family to come and visit, too. The A69 provides direct access to Newcastle and Carlisle, while the nearby rail network provides good links to towns and cities throughout the region. Newcastle can be reached in 33 minutes by train, while Sunderland and Durham can both be reached in just under an hour. The centre of Hexham contains all the amenities you'll need for a full and active retirement. You'll also find a number of independent retailers, as well as banks, cafes and restaurants, as well as known high street retailers such as WHSmith, Marks & Spencer and Next. Hexham General Hospital is located across from the development.

## Why rent?

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

Socialising is high on the agenda at Hewson Court and you will be made to feel welcome by our residents as soon as you step through the door. There are many social events arranged such as coffee mornings, movie nights, games evenings, gardening and walking clubs - there really is something for everyone. 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.

## Landscaped Gardens

One of the main social hubs of Hewson Court 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.

## About 38 Hewson Court

Number 38 is a two-bedroom apartment measuring 790 square feet, ideally located on the second floor boasting a South facing Juliet balcony off the living room. The master bedroom benefits from an ensuite shower room and a walk-in wardrobe. Front door with spy hole leads to the large entrance hall - illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, where the washer dryer is conveniently located, and further doors lead to the living room, bedrooms and bathroom.

## Living Room

Beautiful open plan living room with patio door opening to a lovely Juliet balcony, which overlooks part of the landscaped gardens. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

## Kitchen

Fully fitted modern kitchen with a range of wall and base units with a roll top work surface and stainless steel sink and drainer unit with mono block lever tap. Appliances include a raised level built-in oven, ceramic hob with extractor hood over and an integrated fridge and freezer. With laminate flooring and wood effect splash backs.

# 2 bed | Rent from £2,150 pcm

## Bedroom One

Double bedroom with an airy outlook boasting a walk in wardrobe fitted with hanging space and shelving units. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets. Door opening onto an ensuite shower room.

## Ensuite

Partially tiled with anti-slip flooring throughout and fitted with suite comprising of a level access, walk-in shower with adjustable showerhead, WC and a vanity unit with wash basin and mirror. Heated towel rail.

## Bedroom Two

Second bedroom which could also be used for dining or as a study. Window overlooking the communal grounds. Ceiling light, fitted carpets and raised electric power sockets.

## Shower Room

Partially tiled with anti-slip flooring throughout and fitted with suite comprising of a level access, walk-in shower with adjustable showerhead, WC and handrail and a vanity unit with wash basin and mirror. Heated towel rail.

## What is 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 & Services

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

