



APPROX. GROSS INTERNAL FLOOR AREA 628 SQ FT / 58 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.
 Hawkesbury Place
 date 26/04/24
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Council Tax Band: D
Security Deposit: £3,461
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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40 Hawkesbury Place

Fosseway, Stow on the Wold, GL54 1FF

TWO MONTH RENT FREE AVAILABLE - ASK OUR TEAM FOR DETAILS.

Gorgeous ONE BEDROOM apartment on the FIRST FLOOR at Hawkesbury Place, McCarthy Stone Retirement Living Plus development in Stow on the Wold. This property benefits from a bright and large OPEN PLAN LIVING ROOM with a FULLY EQUIPPED KITCHEN with integrated appliances. The bedroom also provides an ideal WALK-IN WARDROBE and AMPLE NATURAL LIGHT. Hawkesbury Place has an ON-SITE RESTAURANT, LANDSCAPED GARDENS, COMMUNAL LOUNGE, 24/7 CARE STAFF, WELLNESS SUITE, and more. Perfect place to enjoy retirement life.

Property Features

- Beautiful open plan living room
- Walk-in wardrobe in the bedroom
- First floor, close proximity to the lift
- Stunning communal gardens
- Communal Lounge and social activities
- Guest Suite for family and friends
- On-site Restaurant with daily fresh meals
- Mobility Scooter Store
- Wellness and Hairdressing Suite
- Tailored care packages available

Rent from £3,000 pcm

(Includes service charge)

Call us on 0800 8100 174
to find out more.

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

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About Hawkesbury Place

Exclusively designed for the over 70s, Hawkesbury Place is located in the beautiful Cotswolds town of Stow-on-the-Wold. Enjoy the benefits of owning your own home, free from the worries of external maintenance or gardening and with like-minded retirees as your neighbours. Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. This development provides a communal lounge where social events take place, landscaped gardens, wellness and hairdressing suite, onsite restaurant with a professional chef cooking meals every day, mobility scooter store, and a Guest Suite for family and friends to stay over. The Estate Manager and care/support team are available at the development 24 hours for your peace of mind. One of the key benefits of Retirement Living Plus is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

The delightful town of Stow-on-the-Wold has a large and lively Market Square and a monthly Farmers Market. It's also an important shopping spot, with a variety of local boutiques and national stores and particularly known for its great antiques. There are a number of restaurants to cater for any occasion, whether it's a formal event or simply some good old pub food. The town enjoys good public transport links – the highway runs through the Cotswolds from Warwick to Cirencester. A local bus service takes you around town and the nearest railway stations at Moreton in Marsh and Kingham can have you in London in just over an hour and a half.

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 and it's done..." Helen, McCarthy Stone resident

CARE & SUPPORT

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Hawkesbury Place we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

CQC Rating: Good

Inspected: August 2021

Report: <https://www.cqc.org.uk/location/1-8924252190>

SOCIAL LIFESTYLE

Socialising is high on the agenda at Hawkesbury Place and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

THE RESTAURANT

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

LANDSCAPED GARDENS

One of the main social hubs of Hawkesbury 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 40 Hawkesbury Place

Number 40 is a one bed apartment on the first floor, at a close proximity to the lift which gives access to all the communal areas on the ground floor. This property boasts a large and bright open plan living room with a fully equipped kitchen. The bedroom also enjoys a spacious walk-in wardrobe and ample natural light. A solid front door with spy-hole opens into the hallway which gives access to the bedroom, shower room and a glazed panelled door to living room. A security intercom system provides both visual link to the main development entrance door. Emergency pull cord, walk-in

1 bed | Rent from £3,000 pcm

utility cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water with plumbing and space for washing machine and the concealed 'Vent Axia' heat exchange unit.

Living room

Beautiful open plan living room of excellent proportions with space for a dining table. Large window providing natural daylight. Telephone and television points and ceiling light fittings.

Kitchen

Quality range of high gloss fronted fitted wall and base units with under-counter lighting and a contrasting black effect work top incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with glass splashback and stainless-steel chimney style extractor hood, built-in mid-height Neff single oven, microwave and concealed fridge and freezer. All you need to cook with ease.

Bedroom

A double bedroom with a triple-glazed dropped eav window providing ample natural light. Spacious walk-in wardrobe with light, ample hanging space and shelving. Telephone and TV points, central ceiling light and emergency pull cord.

Shower room

Modern white suite comprising; a Close-coupled WC, vanity wash-hand basin with cupboard unit below with mirror, strip light and shaver point over, level access shower with large rainfall shower head along with a separate handheld shower head and shower curtain. Fully tiled walls and anti-slip flooring, heated towel rail and emergency pull cord.

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

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

