



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Council Tax Band: E
Security Deposit: £3,369
Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone

Retirement living *your way*

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*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



8 Castle Gate

Endless Street, Salisbury, SP1 3GF

ONE MONTH FREE RENT APPLICABLE - ASK OUR TEAM FOR DETAILS.
 BRIGHT and MODERN TWO BEDROOM apartment situated on the FIRST FLOOR at Castle Gate, McCarthy Stone Retirement Living development in Salisbury. This property comes with an ALLOCATED PARKING SPACE and benefits from a LARGE OPEN PLAN LIVING ROOM with a FULLY EQUIPPED KITCHEN. The master bedroom also provides a second ENSUITE SHOWER ROOM and a spacious WALK-IN WARDROBE. Castle Gate offers a 24-Hour Emergency Call System, guest suite for family and friends, weekly activities organised by the excellent House Manager, and beautiful communal areas.

Rent from £2,985 pcm

(Includes service charge)

Property Features

- Allocated Parking Space
- Open plan living room and kitchen
- Second ensuite shower room and walk-in wardrobe
- First floor, close to the lift
- Onsite House Manager during office hours
- Landscaped communal gardens
- Communal lounge and social activities
- Guest suite for family and friends
- Close proximity to shops and amenities
- 24/7 emergency call system

Call us on 0800 8100 174
to find out more.

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

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3GF

About Castle Gate

Exclusively designed for the over 60s, Castle Gate is a stunning development of 24 Retirement apartments located in the heart of Salisbury just a few hundred feet from the town's main square. There is added support that comes from having a dedicated house manager onsite during office hours, and a 24 hours emergency system for peace of mind.

The development offers everything you need to enjoy an active and independent retirement, from fantastic communal areas to different social activities. There is a guest suite for family and friends to stay when visiting. Lift to all floors and a communal lounge with patio doors leading to the terrace where you can sit and enjoy the landscaped communal gardens.

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 resident

SOCIAL LIFESTYLE

The House Manager has helped build a thriving community at Castle Gate, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

"Our House manager continues to improve the social aspect of the development by introducing special events such as games

afternoons, Chinese takeaway evenings and quiz evenings to name but a few."

"House Manager Michelle, who goes the extra mile in problem solving and supporting social functions, which add so much to the quality of life here."

LANDSCAPED GARDENS

One of the main social hubs of Castle Gate 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.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." - McCarthy Stone resident

About 8 Castle Gate

Number 8 is a two bedroom apartment located in one of the corners of the first floor of the building, at a close proximity to the communal lift, which gives access to all the communal areas on the ground floor. This property has its own allocated parking space and boasts a beautiful open plan living room with a modern fully equipped kitchen. The master bedroom benefits from a second ensuite shower room and a spacious walk-in wardrobe. Front door with spy hole opens into the entrance hall. There is a door to a good sized storage and utility room. Illuminated light switches and wall mounted emergency response system. Doors lead to the living room, bedrooms and shower room.

Living Room

Bright and spacious open plan living room with four double glazed windows providing plenty of natural light. Ample space for a dining area. TV and telephone points, Sky/Sky+ connection point, spot lights in the ceiling, fitted carpets, raised electric power sockets and a wall-mounted electric heater.

Kitchen

A modern kitchen with high gloss finish and a black composite sink, which sits beneath a well sized window. Electric oven at waist-height and ceramic hob with extractor hood. Integrated fridge/freezer and dishwasher.



2 bed | Rent from £2,985 pcm

Bedroom one

A spacious double bedroom enjoying a walk in wardrobe housing hanging space and shelves. The large double glazed window allows sunlight to flood in. Two ceiling lights, TV and phone point, raised power sockets and a wall mounted electric heater. Door leads to an ensuite shower room.

Ensuite shower room

Partially tiled walls and tiled flooring. Walk-in shower with glass shower screen; wash hand basin and WC with concealed cistern. Illuminated mirror, electric chrome heated towel rail and extractor fan.

Bedroom two

Double bedroom of good proportions, which could be used as a dining room or study room. Unique full length window providing ample natural light. TV and phone point, ceiling light, raised power sockets and a wall mounted electric heater.

Shower room

Walk-in easy-access shower with a glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror with integrated light and shaver point over. Heated ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

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

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

