



Locks View

Wichelstowe

McCarthy Stone
Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in the natural surroundings of the Wilts and Berks Canal, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Your McCarthy Stone team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

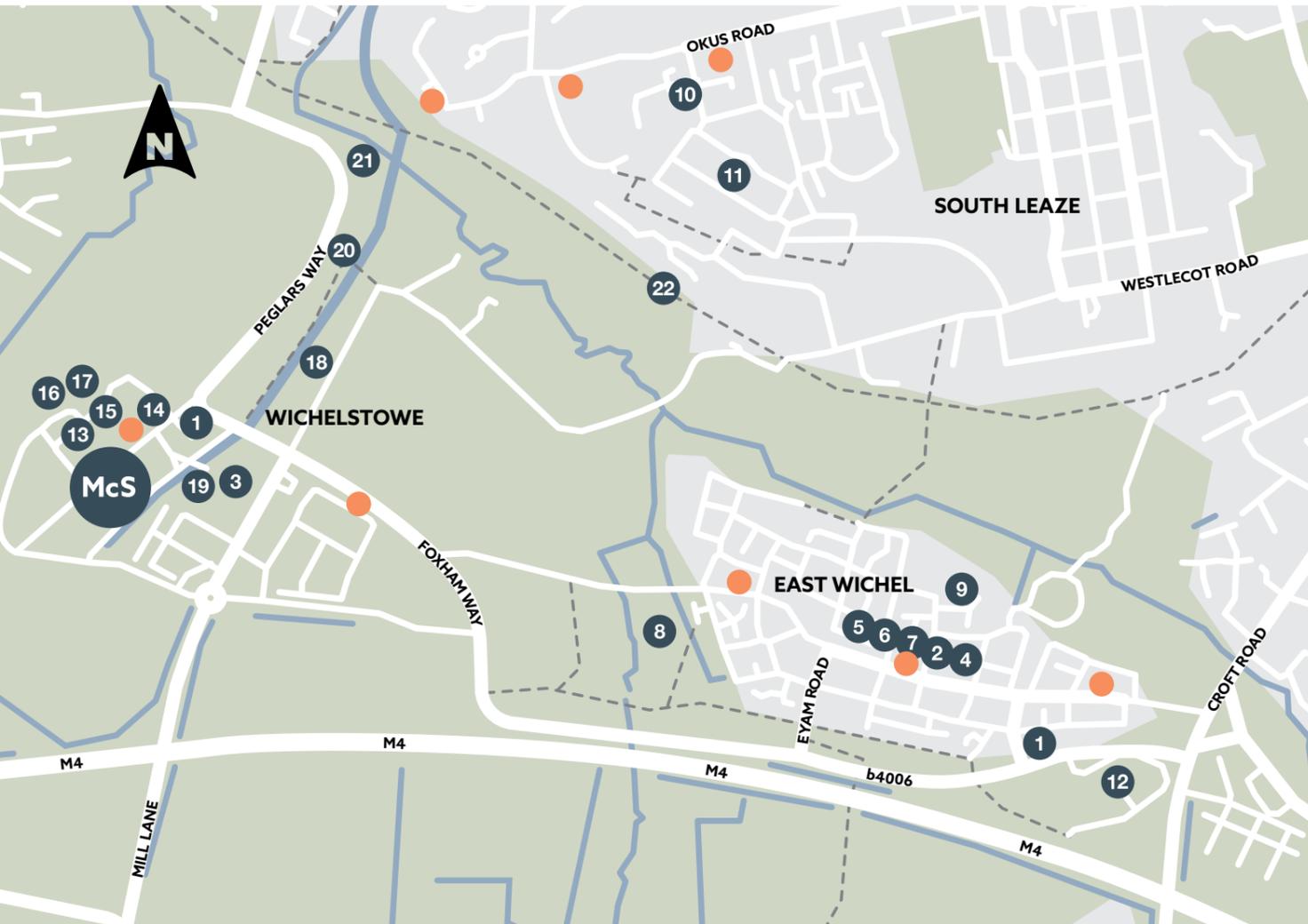
An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



[^]Extra charges apply. Subject to availability. *Part-time hours which vary by location.

Wichelstowe

Relaxed living in harmony with nature



- | | | |
|------------------------|------------------------|---------------------------------|
| 1 Pub / Restaurant | 9 Community Centre | 17 Wichelstowe Wanderers FC |
| 2 Café | 10 Doctors' Surgery | 18 Wilts and Berks Canal |
| 3 Waitrose | 11 Pharmacy | 19 The Dragonfly Canal Boat |
| 4 Co-op | 12 Vets | 20 Canal Towpath to Town Centre |
| 5 Dentist | 13 Care Home | 21 Beavans Nature Reserve |
| 6 Hairdresser & Salon | 14 Secondary School | 22 Old Town Railway Path |
| 7 Wichelstowe Fish Bar | 15 Primary School | |
| 8 Wichelstowe Ponds | 16 Swindon Hockey Club | ● Bus Stop |



Locks View, situated on Peglars Way, is ideally located in a calm, newly developed and beautifully designed residential development on the edge of Swindon, with the Wilts and Berks Canal running through the centre, bringing nature and wildlife to the heart of Wichelstowe.

As you walk along Peglars Way, you'll find the Hall and Woodhouse bar and restaurant with views across the canal. Perfect for a coffee with friends, a quick lunch or a more formal dinner. On the other side of the canal, you'll find Waitrose Supermarket offering a full range of goods including fresh food, delicatessen and a bakery counter.

A short walk into East Wichel, you'll find a great family friendly pub, plus a lovely parade of shops including Co-op supermarket, hairdressers, fish shop, café and dentist.

Bustling Swindon town centre is only two miles away, with all its shops, theatres, museums, cinemas, bars and restaurants.

A huge array of arts, culture and music can be enjoyed, with

favourites like Museum & Art Swindon, STEAM Museum of the Great Western Railway and entertainment at Wyvern Theatre.

Live life your way

There are golf clubs and nature reserves nearby. For those wishing to enjoy strolling around museums and beautifully maintained gardens, you can visit the Richard Jefferies Museum, situated in a charming 17th-century thatched cottage near Coate Water Country Park. Or Lydiard House and Park has a beautiful walled garden.

For travel further afield, Swindon railway station, just 2 miles away has a mainline service to London (50 minutes journey time), Bristol and Cardiff. The cities of both Bath and Oxford are just one hour away by car (35 miles).

You'll be well looked after in Wichelstowe

Designed with the over 60s in mind, Locks View is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

As you approach Locks View and it's proximity to the canal, you won't fail to be impressed.

The building's blend of brickwork and balconies adds a clean and modern finish to this new community. Neat planting completes the stylish design.

The entrance lobby and airy reception area offers a warm welcome to homeowners, friends and family alike.

From here you will discover the social hub of the development, a stylish communal lounge, with south-east facing gardens overlooking the canal and an abundance of wildlife, including birds, butterflies, and the occasional heron.

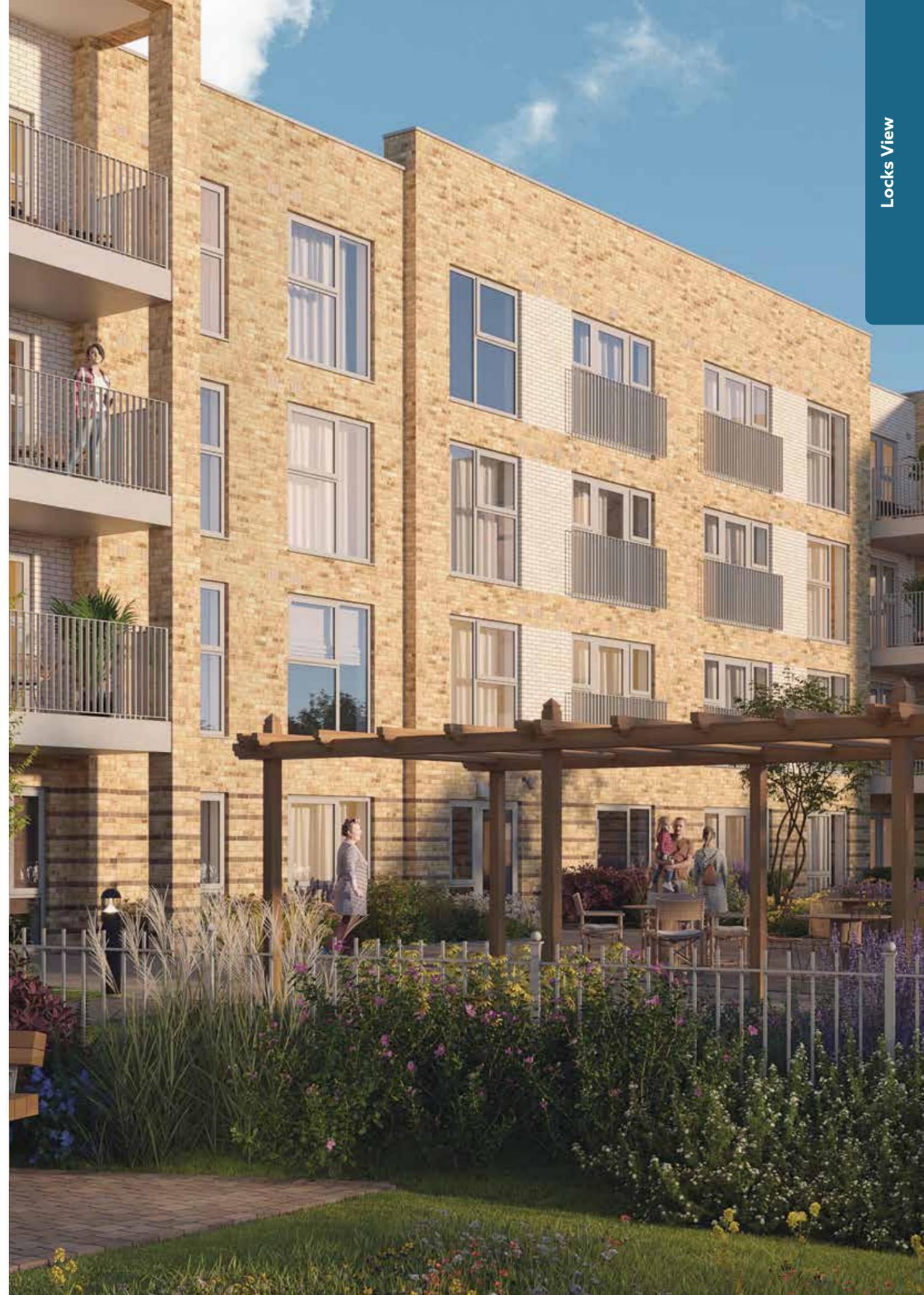
The eastern banks of the canal by Locks View provide a mix of wildflowers and have been designed with opportunities for water voles to create burrows.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

The beautiful, spacious garden and terrace, is accessed from the communal lounge with a wooden pergola and veranda with wisteria planted to grow up around it.

Every shrub and plant has been carefully selected for their vibrant colour or subtle hues. This means the terrace offers something to please the eye throughout the seasons.

We keep the gardens beautiful, leaving you more time to do the things you want to.





More for you

Guest Suite

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities[^].

House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Parking

Spaces are available for purchase. EV chargers will also be provided for your use[^].

Made for living

your way

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Locks View is no exception.

Comprising 44 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing your apartment at Locks View, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent, to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership[~], you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details
~Ts&Cs apply. Subject to availability. See www.mccarthyStone.co.uk/shared-ownership for more information.

Locks View

Ground Floor

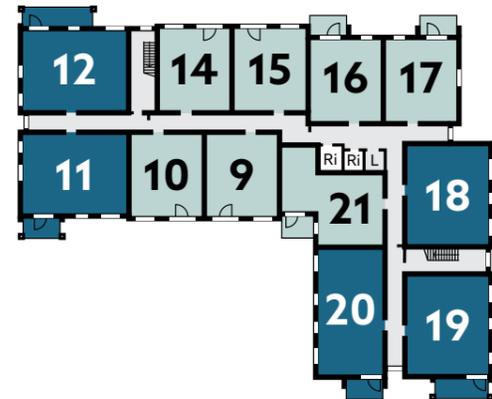


- 1 bedroom apartment
- 2 bedroom apartment

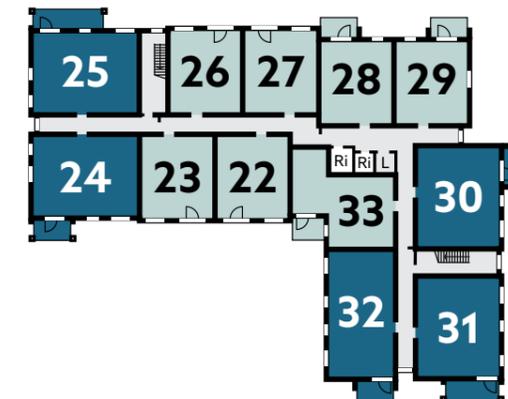
- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office

- P - Plant Room
- PS - Potting Shed
- R - Reception
- RA - Roof Access
- Ri - Riser
- RR - Refuse & Recycling
- S - Store
- EV - Electric Vehicle Charging

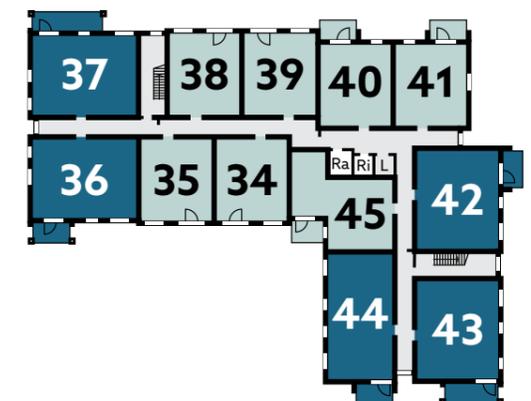
First Floor



Second Floor



Third Floor



Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony, Juliet balcony, or patio to all apartments
- ▶ Shelf and fitted hanging rail to wardrobe in master bedrooms
- ▶ Carpets fitted to bedrooms, lounge and hall
- ▶ Telephone and television point in living room and bedrooms
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+ connection point in living room*
- ▶ Shared access to an EV charger

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Glass splashback
- ▶ Composite sink
- ▶ Lever mixer taps

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings
- ▶ Mechanical Ventilation with heat recovery – fresh air is delivered to rooms but is first run past warm air to raise its temperature and reduce energy consumption
- ▶ Hot water cylinders which also have an air source heat pump – utilising the heat within the air to assist in heating up water to use within the apartment

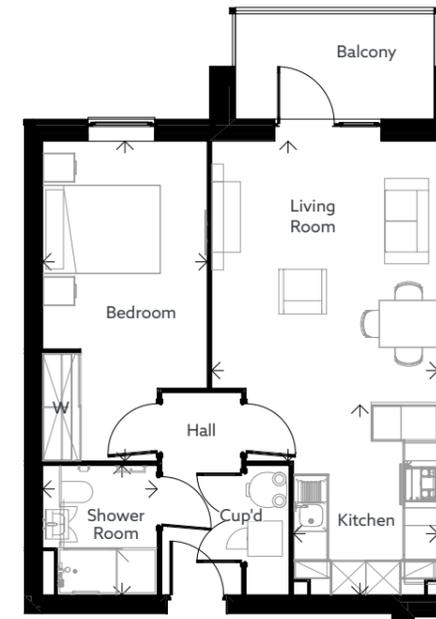
Safety and security

- ▶ Door camera entry system, linked to your TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alert and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

Approximate room sizes

One Bedroom



Living room (Max)

17' 9" x 12' 6" 5441mm x 3853mm

Kitchen (Max)

10' 6" x 8' 1" 3230mm x 2460mm

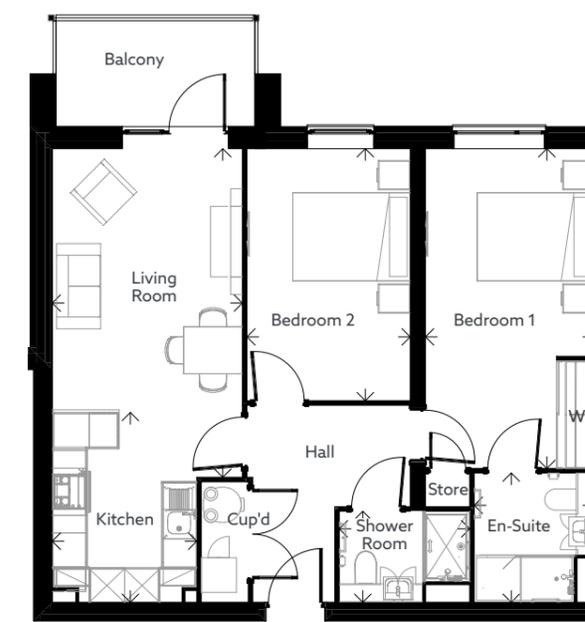
Shower (Max)

7' 2 1/2" x 6' 4" 2200mm x 1950mm

Bedroom (Max)

17' 9" x 9' 2" 5441mm x 2800mm

Two Bedroom



Living room (Max)

18' 3" x 10' 6" 5591mm x 3237mm

Kitchen (Max)

10' 6" x 8' 1" 3230mm x 2460mm

Shower (Max)

7' 2" x 5' 1" 2200mm x 1550mm

Bedroom 1 (Max)

17' 9" x 9' 5" 5441mm x 2880mm

En-Suite (Max)

7' 2" x 6' 7" 2200mm x 2050mm

Bedroom 2 (Max)

14' 1" x 9' 1" 4289mm x 2780mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before, you may have questions about how this works.

When you consider the services available at Locks View and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs

- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on the Locks View web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for benefit of everyone.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To find out more, call **0800 201 4106** or visit mccarthy-stone.co.uk/locks-view-swindon

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

January 2025

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



Protection for new-build home buyers



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/locks-view-swindon

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