



Beesons House

Rickmansworth

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 a sought-after location, 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 Services 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.

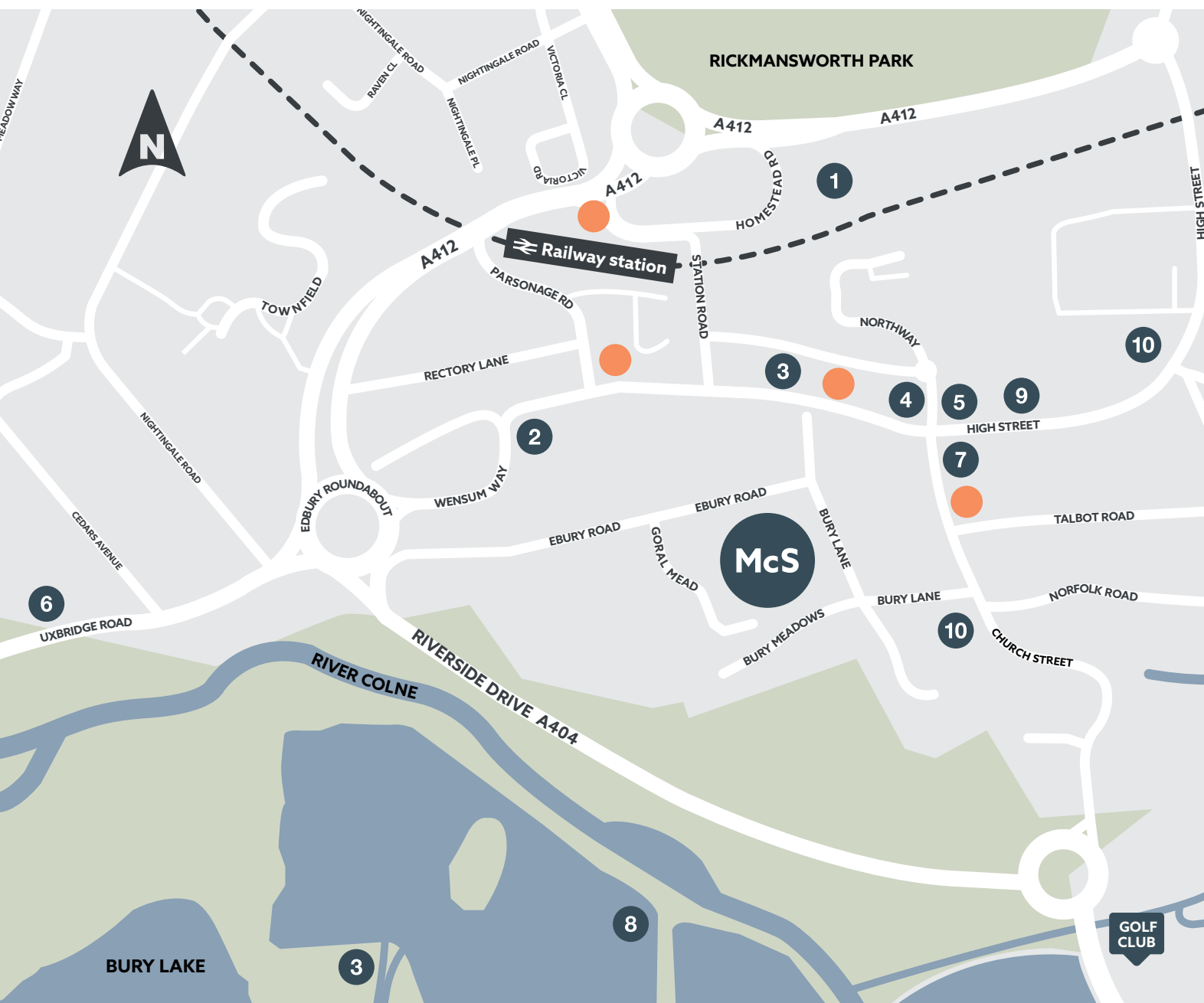
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

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.



Rickmansworth

Relaxed living in a picturesque town



- | | | |
|----------------|---------------------------|-----------------|
| 1 Waitrose | 5 Library | 9 Theatre |
| 2 M&S Foodhall | 6 Doctors Surgery | 10 Public House |
| 3 Cafe | 7 Dentist | ● Bus Stop |
| 4 Post Office | 8 Rickmansworth Aquadrome | |



Nestled amid rolling countryside, Rickmansworth offers the perfect blend of natural beauty and modern convenience. Beesons House is a short walk away from a bustling high street, allowing easy access to shops, cafés, restaurants, and public houses within minutes.

The town centre features a range of well-known retailers, independent shops, and everyday essentials. It's easy to find everything from fashion to homeware, groceries to gifts. For larger retail needs, nearby Watford and St Albans offer an extended choice of department stores and designer brands. When it comes to dining out, The Feathers describes itself as an 'Old-world pub with hearty classic dishes', while Minori Rosta offers authentic Southern-Italian cuisine just a short walk away.

Live life your way

Whatever your hobbies and interests, you're sure to find plenty to keep you busy. Rickmansworth Aquadrome is a popular nature reserve and leisure park – it's

a hub for walking, sailing and birdwatching.

Chenies Manor House hosts an annual plant fair with specialist growers, nurseries and local artisan stalls.

The cultural scene is a harmonious blend of theatre, art, heritage and nature. Watersmeet Theatre offers an eclectic mix from musicals to Shakespeare. Films, ballets and opera are screened at its cinema. For those in search of a creative get-together, Nattercraft is held weekly at the library.

For travel further afield, bus services connect you to Watford, Amersham and Chorleywood. The M25 is within easy reach, giving access to Heathrow Airport and the motorway. Rickmansworth Station has both National Rail services and the London Underground.

You'll be well looked after in Rickmansworth

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

Designed

with you in mind

As you approach Beesons House, you'll immediately appreciate the thoughtful features and modern design. The addition of patterned brickwork and flat roofing present a sleek and stylish finish.

This thoughtful approach continues through into the sophisticated entrance, which offers a warm welcome to homeowners, friends and family members alike. From here you can walk further on to discover the social hub of the development, the communal lounge.

This elegant space is where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering filled with fun and laughter.

There's also a quiet spot or two if you simply just want to sit back and enjoy perusing the daily news or a gripping page-turner.

Step through the patio doors and you'll find yourself in a seating area with an eye-catching pergola — a wonderful spot for socialising or soaking up some sun during the warmer months.

From here you can walk to admire the gardens, which provide interest throughout the seasons. Each plant, shrub and tree has been carefully selected for its vibrant colours or subtle hues.

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

If you're the green-fingered type, a potting shed allows you to continue your passion for gardening.





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.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking[#]

Spaces are available for purchase. Please note, that due to a planning covenant, only Blue Badge holders will be able to apply for parking permits for the surrounding residential roads. Please speak to the Sales Consultant for more information.

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. Beesons House is no exception.

Comprising 43 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 or renting your apartment at Beesons House, we can help you every step of the way*.

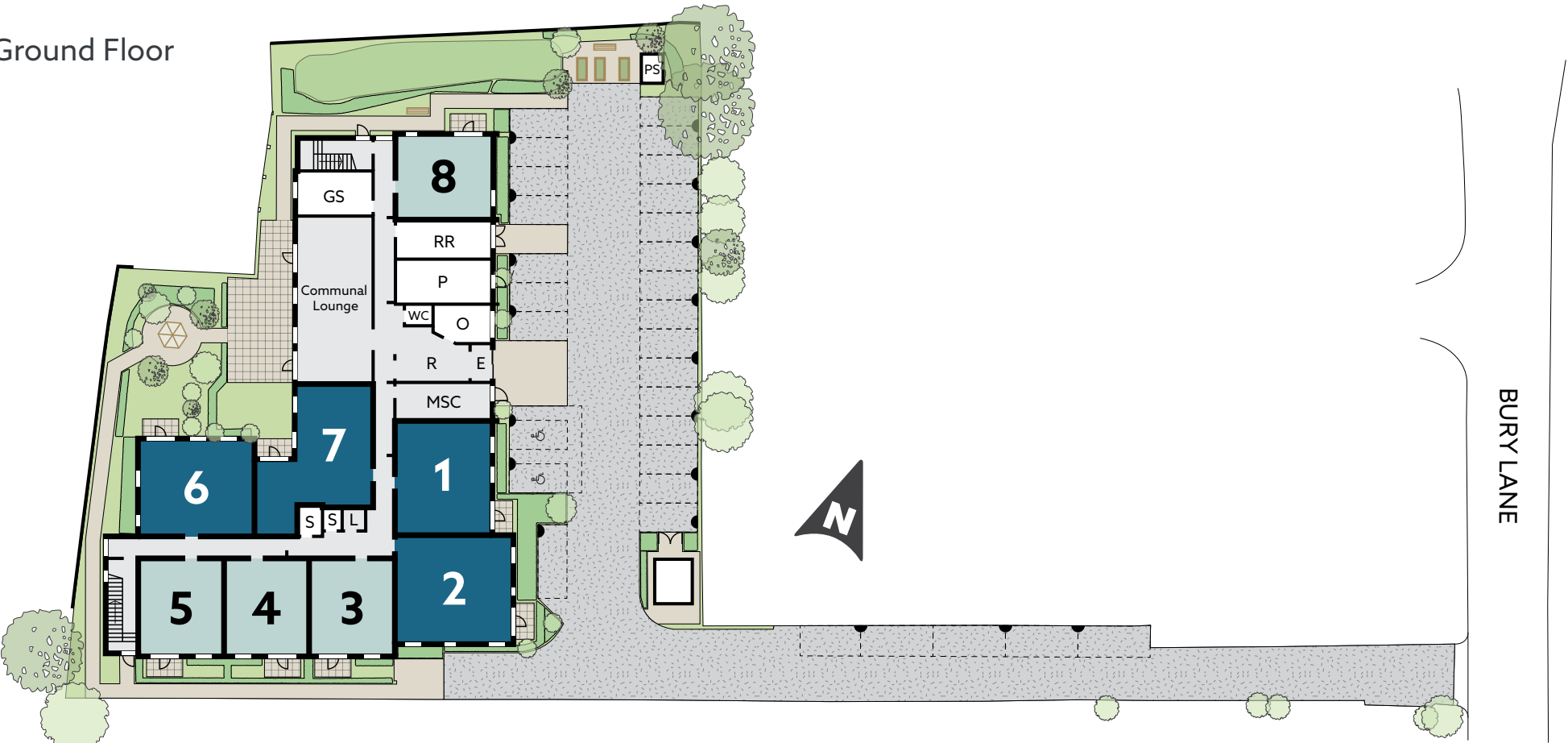
If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

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



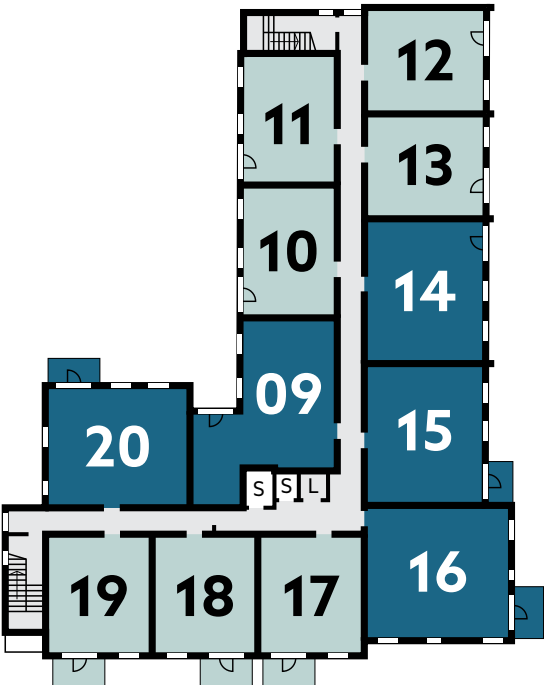
Beesons House

Ground Floor

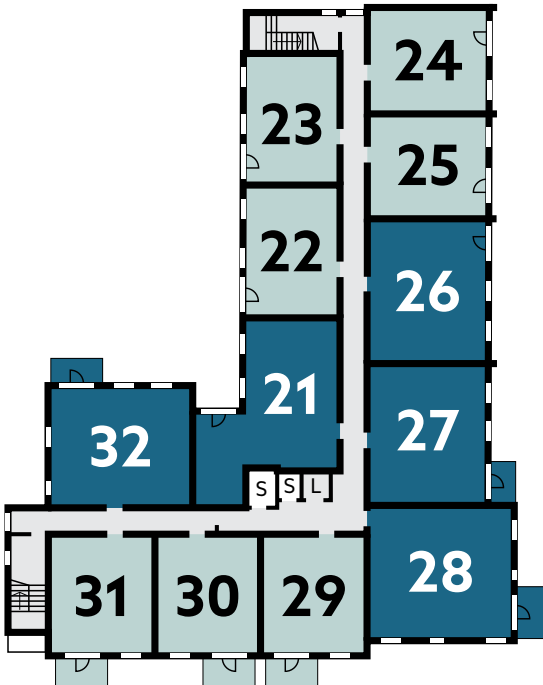


- 1 bedroom apartment
- 2 bedroom apartment
- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- PS - Potting Shed
- R - Reception
- RR - Refuse & Recycling
- S - Store
- - Electric Vehicle Charging

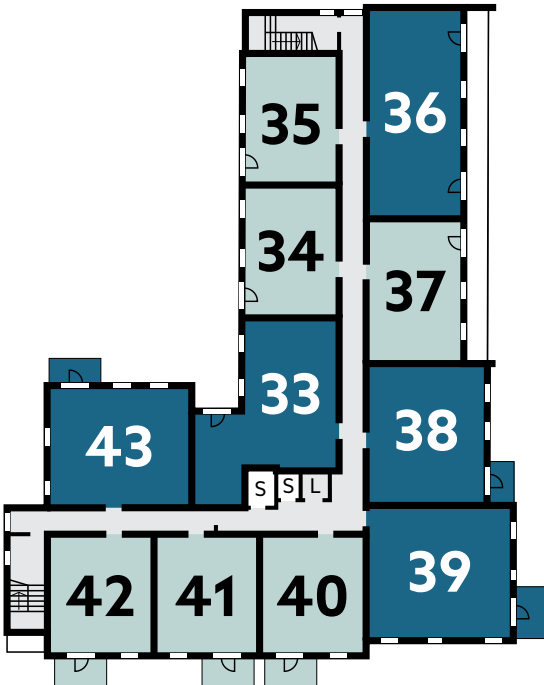
First Floor



Second Floor



Third Floor



Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/beesons-house

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Patio, Balcony or Juliette Balcony to all apartments
- ▶ Walk in wardrobe with shelf and fitted hanging rail, or mirrored fitted wardrobe, in master bedrooms
- ▶ Washer/Dryer provided in Utility Cupboard
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/SkyQ connection point in living room*

Kitchen

- ▶ Wren fitted kitchen with integrated ceramic hob and extractor unit
- ▶ Integrated Fridge Freezer
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Fitted carpets
- ▶ Chrome door furniture and fittings

Shower room

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

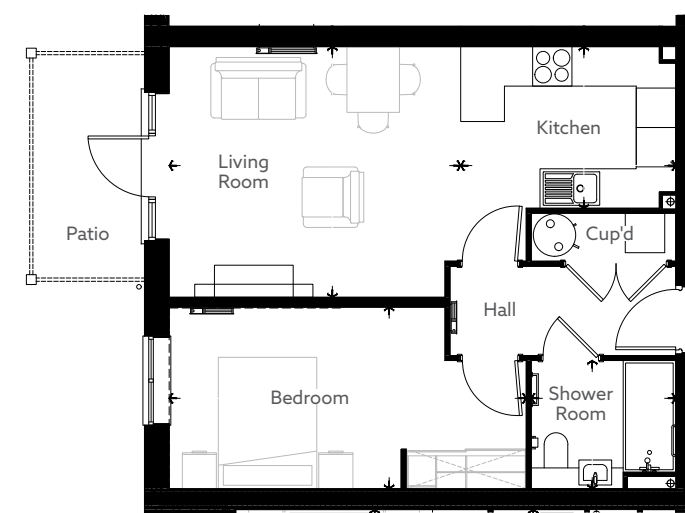
Safety and security

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

Typical apartment layouts

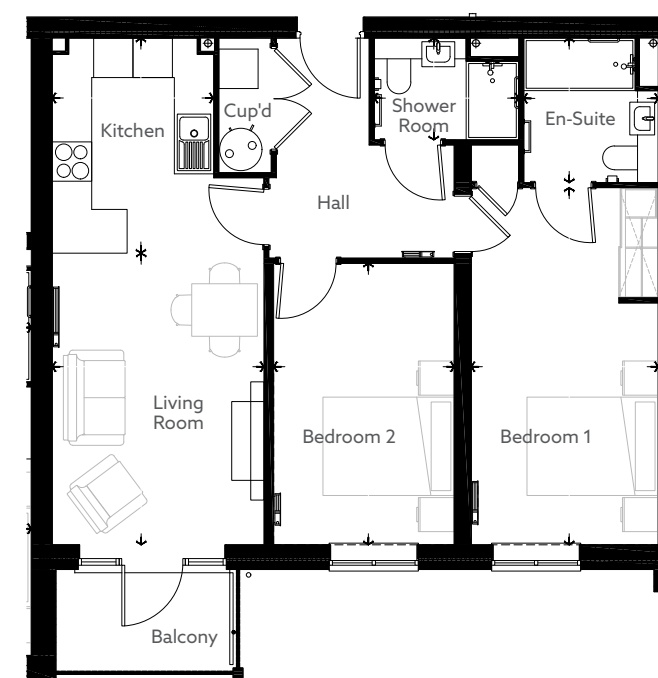
Approximate room sizes

One Bedroom



Living/Dining Room
4443mm x 3816mm / 14'7" x 12'6"
Kitchen
3275mm x 2460mm / 10'9" x 8'1"
Bedroom
5441mm x 2764mm / 17'10" x 9'1"
Shower room
2200mm x 1950mm / 7'3" x 6'5"

Two Bedroom



Living/Dining Room
3225mm x 4443mm / 10'7" x 14'7"
Kitchen
2451mm x 3275mm / 8'0" x 10'9"
Bedroom 1
2850mm x 5441mm / 9'4" x 17'10"
En suite
2200mm x 1550mm / 7'3" x 5'1"
Bedroom 2
2750mm x 4288mm / 9'0" x 14'1"
Shower room
2050mm x 2200mm / 6'9" x 7'3"

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 Beesons House 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.

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 Beesons House's 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 everyone's benefit.

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 arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/beesons-house to find out more about buying or renting one of our apartments.

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.

July 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



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.



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

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