



Merchant Place

Warsash

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 convenient 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.

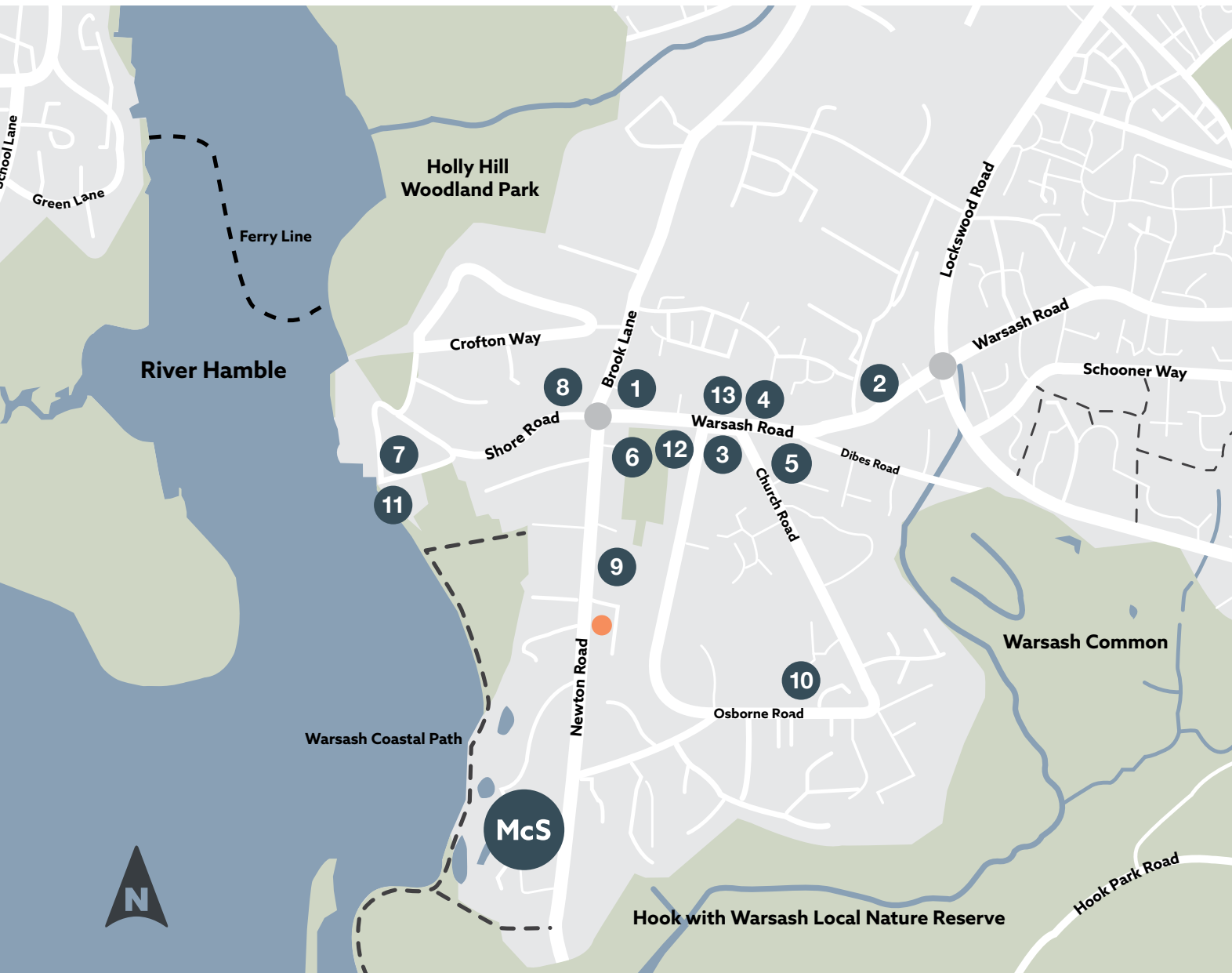
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

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.



Merchant Place

Relaxed living in a charming coastal setting



- | | | |
|---------------------------|-------------------------------------|-------------------------|
| 1 Co-op supermarket | 6 The Hook Pub and Restaurant | 11 Warsash Sailing Club |
| 2 Medical Centre | 7 The Rising Sun Pub and Restaurant | 12 Post Office |
| 3 Pharmacy | 8 High Tides Café | 13 The Victory Hall |
| 4 Warsash Dental Practice | 9 The Salterns Social Club | |
| 5 Warsash Village Vets | 10 Warsash Tennis Club | |
- Nearest bus stop



When you're looking for a waterside village to call home, Warsash offers everything you could hope for. Set along the banks of the River Hamble, this charming village is known for its maritime heritage, peaceful atmosphere and strong sense of community, making it the perfect setting for a relaxed and fulfilling way of life. Merchant Place is ideally located within easy reach of the village centre, where you'll find welcoming pubs, independent cafés and everyday essentials. A convenience store, post office and local services are all close by, making day to day living simple and convenient.

For a wider range of shopping and leisure, nearby Locks Heath and Whiteley offer supermarkets, retail parks and popular high street brands, while the vibrant city of Southampton is just a short journey away, perfect for shopping, dining and days out.

Live life your way

Take a stroll along the riverfront, watch sailing boats drift through the marina, or follow the nearby Solent

Way, with its scenic coastal routes.

For days out, Royal Victoria Country Park offers open parkland and waterside views, while Portsmouth provides shopping, dining and attractions. You can also take the ferry to Hamble-le-Rice, known for its marina and waterside pubs.

There are plenty of opportunities to get involved in the community too, from social groups to fitness classes and events throughout the year.

The area is well connected, making it easy to travel further afield. Local bus services run through Warsash and surrounding areas, while nearby train stations at Swanwick railway station and Hamble railway station offer rail links along the South Coast and to London. The M27 is also within easy reach, providing road connections to Southampton, Portsmouth and beyond.

You'll be well looked after in Warsash

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

Designed

with you in mind

As you approach Merchant Place, you'll immediately appreciate the stylish design of the exterior. Lightly coloured brickwork, complemented by contemporary detailing and sleek glass balconies, reflects the calm, waterside character of its setting in Warsash.

Carefully landscaped planting and well-tended beds and borders frame the entrance, creating a welcoming first impression that sits naturally within its surroundings.

Inside, the reception area offers a welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge. This is the social heart of Merchant Place.

Designed to make the most of the coastal light, 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 just want to settle down with a newspaper or a good book.

From the lounge you can step out onto the terrace and into the garden that lies just beyond the patio doors. With lots of comfy seating, tables and a large eye-catching wooden pergola, it's the ideal spot for enjoying lovely views of the garden.

You can follow the path that winds around the development and beautifully maintained gardens. Selected for their vibrant colours or subtle hues, each plant and shrub has been carefully chosen to ensure this is a garden to enjoy all year round

If you're green-fingered, there's a potting shed where you can prepare and care for your own cherished pots and planters. You're also welcome to tend to the raised planters.





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 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.

Mobility scooter charging point[#]

An accessible space available where mobility scooters can be charged.

Parking[#]

Spaces are available for purchase.

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. Merchant Place is no exception.

Comprising 51 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

Whether purchasing or renting your apartment at Merchant Place, 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.

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.

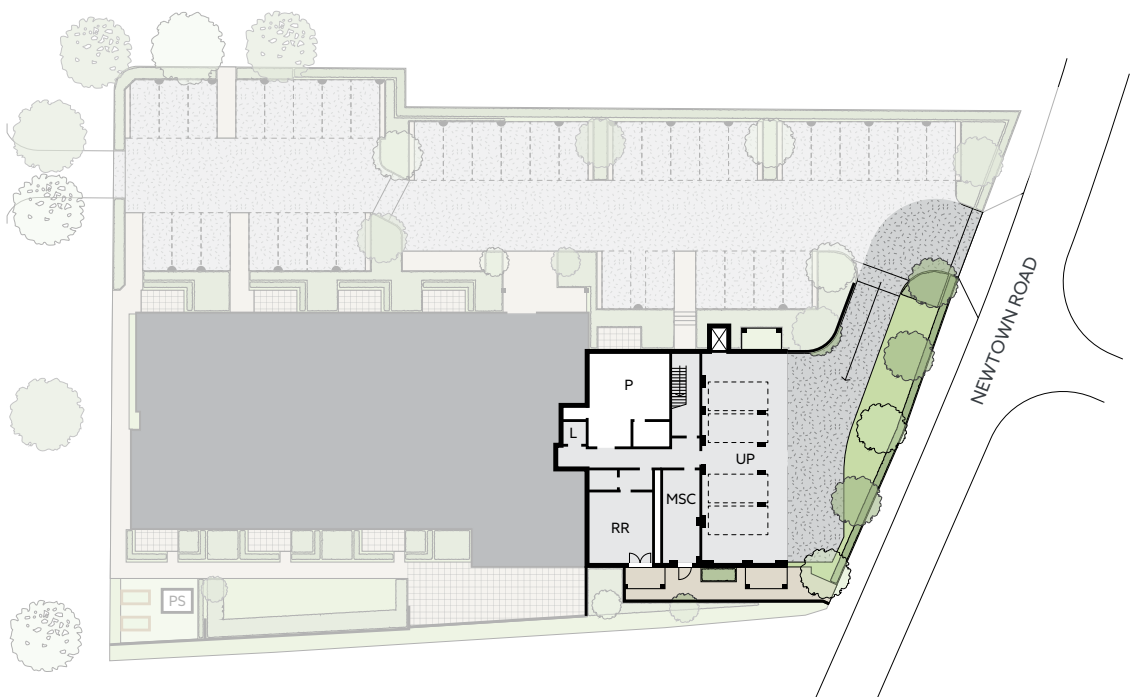
To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



Merchant Place



Lower Ground Floor



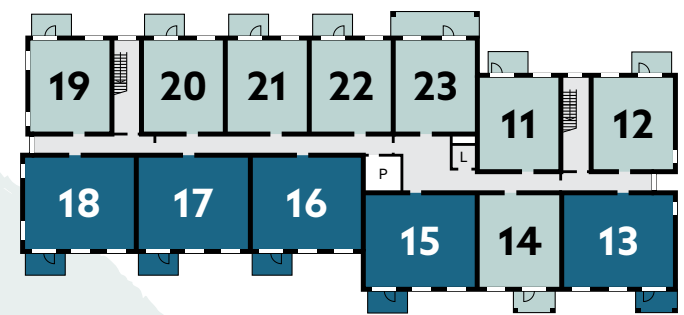
Ground Floor



- 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
- UP - Undercroft Parking
- - Electric Vehicle Charging

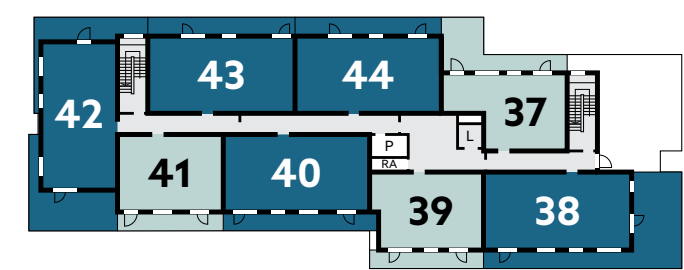
First Floor



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/merchant-place

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to all apartments
- ▶ Television point in living room and bedrooms
- ▶ Sliding wardrobe to master bedroom with shelf and fitted hanging rail
- ▶ Washer/Dryer machine in every apartment
- ▶ Sky connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Combined MHVR and extractor over hob
- ▶ Stainless steel cooker hood and splashback
- ▶ Fridge/Freezer
- ▶ Stainless steel sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel heaters
- ▶ Neutral décor
- ▶ White five-panel doors

Shower room

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

Safety and security

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

Typical apartment layouts

Approximate room sizes

One Bedroom



Bedroom

17'-10" x 9'-2" / 5440mm x 2800mm

Living & Dining

17'-10" x 12'-8" / 5440mm x 3850mm

Kitchen

10'-7" x 8'-1" / 3230mm x 2460mm

Shower Room

7'-3" x 6'-5" / 2200mm x 1950mm

Balcony

10'-10" x 5'-11" / 3300mm x 1800mm

Two Bedroom



Bedroom 1

17'-8" x 9'-3" / 5441mm x 2880mm

En-Suite

7'-3" x 6'-9" / 2200mm x 2050mm

Bedroom 2

14'-0" x 8'-8" / 4288mm x 2780mm

Kitchen

8'-1" x 7'-3" / 2460mm x 2200mm

Living & Dining

18'-3" x 10'-6" / 5590mm x 3247mm

Shower Room

7'-3" x 5'-1" / 2200mm x 1550mm

Balcony

10'-10" x 5'-11" / 3300mm x 1800mm

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 Merchant Place 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 Merchant Place'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/merchant-place to find out more.

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.

May 2026

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



Rated Excellent



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

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