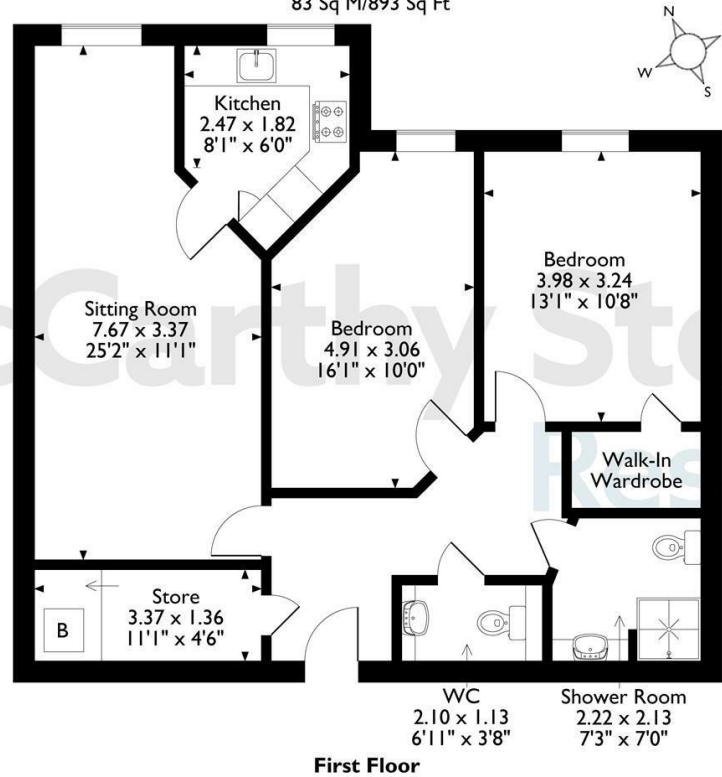


Watson Place, Apartment 45, Trinity Road, Chipping Norton, Oxfordshire  
Approximate Gross Internal Area  
83 Sq M/893 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 Resales 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. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. 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 purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales 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 Resales. Unauthorised

**45 Watson Place**

Trinity Road, Chipping Norton, OX7 5AJ



**Asking price £310,000 Leasehold**

A well presented bright and spacious two bedroom apartment situated on the first floor. Watson Place is a McCarthy Stone retirement living PLUS development with onsite 24/7 staffing, domestic assistance, bistro and communal lounge.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**Call us on 0345 556 4104 to find out more.**



# Trinity Road, Chipping Norton, Oxfordshire, OX7 5AJ

2 bed | £310,000

## Local Area

Set on the border of the Cotswolds in the beautiful Oxfordshire countryside, Watson Place has both one-bed and two-bed apartments available. With 59 apartments, there are plenty of opportunities for socialising with your fellow residents, and the tastefully decorated communal lounge and beautifully landscaped garden will be great places to do so.

## Watson Place

The pretty market town of Chipping Norton really does offer the best of both. The delightful Cotswold countryside is on the doorstep, the dreaming spires of Oxford are just a 40 minute drive away and the train sprints to London in less than two hours. Located not far from the centre of the town, you'll find one of our most impressive developments. Watson Place has been designed with the over 70s in mind and is built to the highest standards. It's an ideal place to live life well. On the doorstep, there's an M&S Food hall and a Costa coffee. A short stroll will take you to the nearest shops, medical centre and pharmacy. Walk on further (or hop on one of the regular buses) and you'll arrive in the heart of the town.

## Entrance Hall

Front door with spy hole and letter box leads into a large and welcoming entrance hall. From the hallway you have a door to walk in storage cupboard and one other leading to an

additional cupboard housing the boiler as well as hot water. All other doors lead to the bedroom, living room, cloakroom, and the main wet room/shower room. Security door entry speech module and emergency intercom are also located within the entrance hallway. Dimplex wall heaters.

## Living Room

A superb room complimented by large windows that allow the sunlight to flood in. From the living room you have a partially glazed door leading into a separate Kitchen. Two ceiling light fittings. TV point and telephone point. Power points.

## Kitchen

Modern fitted kitchen with a range of high gloss wall and base storage units. Fitted roll edge work surfaces with splash back. Integrated fridge/freezer. Four ringed ceramic hob with chrome extractor hood above. Easy access mid level oven, with space above for a microwave. The stainless steel sink unit sits beneath a double glazed window.

## Bedroom

Master bedroom with built in mirror fronted wardrobe with plenty of storage space. Ceiling light fitting. TV and telephone point. Double glazed window. Emergency pull-cord.

## Shower Room

A spacious fitted wet room with vinyl flooring. Additional WC in selected two bedroom apartments. Illuminated mirror with integrated shaver socket. Heated towel rail.

## Retirement Living PLUS

The Estates Manager and our team of trained staff - one of whom is always on site - provide care and support as needed. With our flexible care packages, you'll only pay for the support you need and use. On top of these packages, you'll find call points in your apartment, there'll be a 24-hour call system for emergencies and a camera entry system will allow you to see who's calling before you let them in.

## Service Charge Breakdown

- 1 hour domestic assistance per week
- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £12,430.01 for the financial year ending 31/03/2026.

## Leasehold Information

- > Lease length: 999 years 1st June 2018.
- > Ground rent : £510 per annum
- > Ground rent review: 1st June 2033

## Additional Information & Services

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

