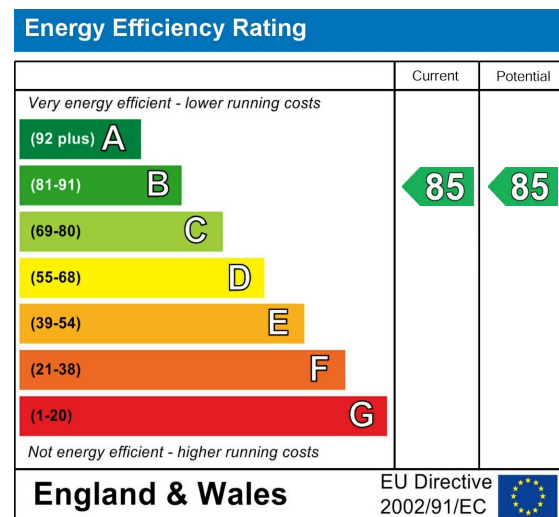
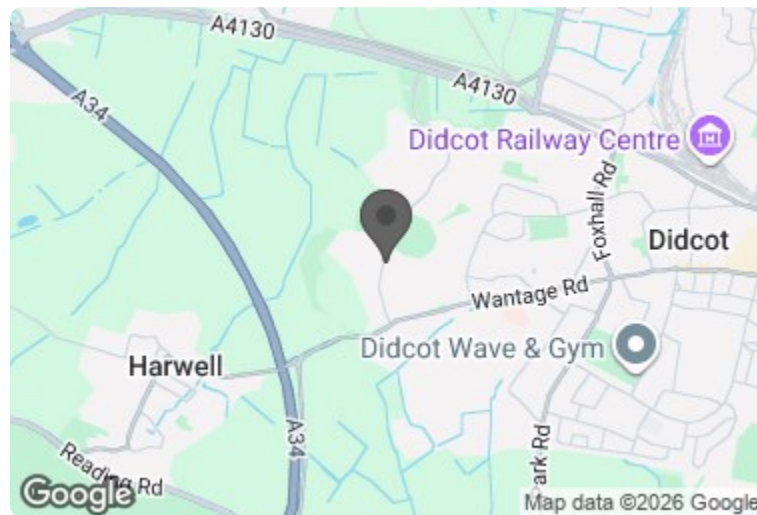


Ground Floor Apartment 9 Total size: 77.27m²

Living (Max.)
20' 0" x 10' 10"
6096mm x 3294mm
Kitchen (Max.)
8' 1" x 9' 11"
2473mm x 3030mm
Shower Room (Max.)
7' 4" x 7' 1"
2247mm x 2147mm
WC (Max.)
3' 5" x 6' 11"
1050mm x 2100mm
Bedroom 1 (Max.)
17' 3" x 10' 2"
5267mm x 3107mm
Bedroom 2 (Max.)
16' 1" x 10' 2"
4895mm x 3092mm



Council Tax Band: B

Holding Deposit*: £150

Security Deposit:** £3,980

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

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 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. All details referring to time and distances to localities are approximate. 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 rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



9 Williams Place

Greenwood Way, Didcot, OX11 6GY

Beautifully presented two bedroom ground floor apartment featuring a spacious living room, modern fitted kitchen, two generous bedrooms, contemporary shower room, excellent built in storage and a bright, well designed layout.

Rental Price

£3,450 Per month

No service charge payable.
Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

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

Rated **Excellent**



4.5K+ reviews



Property Features

- Close to amenities
- 24 hour Estates Team and emergency call system
- Restaurant offering delicious freshly cooked meals daily
- Flexible care tailored to your needs and preferences
- Landscaped gardens
- Communal lounge
- Guest suite

McCarthy & Stone
Welcome Home.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 06622199

9 Williams Place, Greenwood Way, Harwell, Didcot

About Williams Place
Williams Place is a McCarthy & Stone Retirement Living PLUS development in Harwell, Didcot and boasts 32 stylish one bedroom and 28 two bedroom privately owned apartments for those over 70.

The development is located in the heart of Great Western Park, with a wealth of amenities on its doorstep including a supermarket, dentist, pharmacy, coffee shop, hairdressers, takeaways and a warm inviting pub. There is a bus stop less than 100m from the development and Didcot Parkway Station is a 15 minute bus journey. Williams Place is located just 10 miles from Oxford and within easy reach of M4, A34 and M40.

The development offers multiple social spaces including landscaped gardens, an on-site table service restaurant, function room, homeowners lounge, salon and a guest suite. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in the hallway, shower room and both bedrooms.

Why rent?
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. No service charge is payable.
- 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 the House Manager and it's done...” Helen, McCarthy Stone tenant

Care & Support
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at DEVELOPMENT NAME we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

- They can help with things like:
- General cleaning or changing the bed
 - Meal planning and preparation
 - Bathing, showering and continence support
 - Help with medication
 - Shaving and grooming/hair and makeup
 - Personal shopping and dog walking

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Williams Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our



1 bed | Rental Price £3,450 Per month

sample menu to see the delicious meals on offer - all at incredibly low prices.

9 Willaims Place
Well-presented two-bedroom ground floor apartment situated at Williams Place, a McCarthy Stone Retirement Living Plus development in Didcot. The apartment offers a spacious open-plan living and dining area, creating a bright and welcoming space to relax or entertain, alongside a modern fully fitted kitchen with integrated appliances. The generous main bedroom benefits from a convenient en-suite shower room, while the second bedroom provides additional flexibility for guests or hobbies. A further shower room and useful storage complete the accommodation, creating a comfortable and practical home for retirement living.

- What's is included at the development ?**
- Estate Manager who ensures the development runs smoothly
 - CQC Registered care staff on-site 24/7 for your peace of mind
 - 1 hour cleaning / domestic assistance per week, per apartment
 - 24hr emergency call system
 - Monitored fire alarms and door camera entry security systems
 - Maintaining lifts
 - Heating and lighting in communal areas
 - The running costs of the onsite restaurant
 - Cleaning of communal areas daily
 - Cleaning of windows
 - Maintenance of the landscaped gardens and grounds
 - Repairs & maintenance to the interior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance, water and sewerage rates

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

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 Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Additional Information & Services**
- Ultrafast Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

