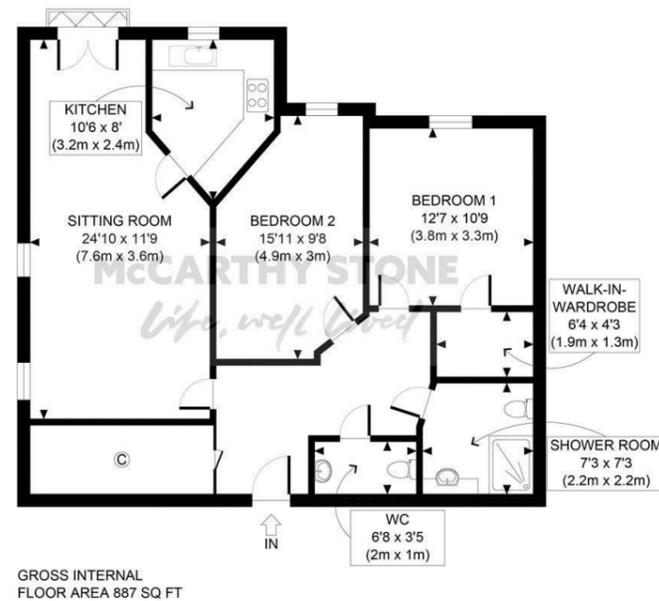


## 58 Watson Place

Trinity Road, Chipping Norton, OX7 5AJ



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 887 SQ FT / 82 SQM</b></p> <p><small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small></p>	<p><b>Watson Place</b></p> <p>date 16/07/25</p> <p>photoplan</p>
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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>		
(69-80) <b>C</b>	<b>78</b>	<b>78</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	



## Asking price £325,000 Leasehold

A beautifully presented two bedroom second floor apartment with the benefit of a dual aspect lounge. Watson Place is a popular McCarthy Stone retirement living plus development with an on-site bistro, domestic assistance and 24/7 staffing.

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

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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

2 Bed | £325,000

## Local Area

Set on the border of the Cotswolds in the beautiful Oxfordshire countryside. 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.

## 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.

## 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 bedrooms, living room and the main wet room/shower room. Security door entry speech module and emergency intercom are also located within the entrance hallway.

## Living Room

A spacious and light-filled lounge benefiting from a desirable dual aspect, allowing plenty of natural daylight to flow through and French doors opening to a Juliet balcony. The room comfortably accommodates a dining area and features a partially glazed door leading to a separate kitchen. Additional features include TV and telephone points, two ceiling light fittings, and conveniently positioned raised-height power sockets.

## Kitchen

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

## Master Bedroom

Double bedroom with window overlooking the rear car park and the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone point, ceiling lighting and raise power points. Emergency pull-cord.

## Bedroom Two

Spacious second bedroom which could also be used for dining or hobby / crafts room with window also overlooking the rear car park. Ceiling lighting and raise power points.

## Shower Room

A spacious fitted wet room with shower, support rail and curtain, WC, wash basin and illuminated mirror with integrated shaver socket. Heated towel rail.

## WC

Located off the hallway ideal for guests; WC and wash basin

## 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.

Annual service charge: £12,081.96 for financial year ending 31/03/2026.

**\*\*Free Entitlements Service\*\*** Check out benefits you may be entitled to!

## Leasehold Information

Lease: 999 years 1st June 2018.

Ground rent : £510 per annum

Ground rent review: 1st June 2033

