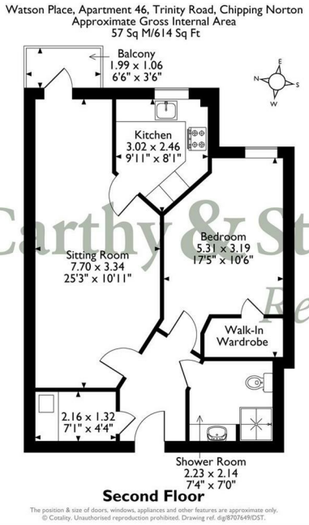
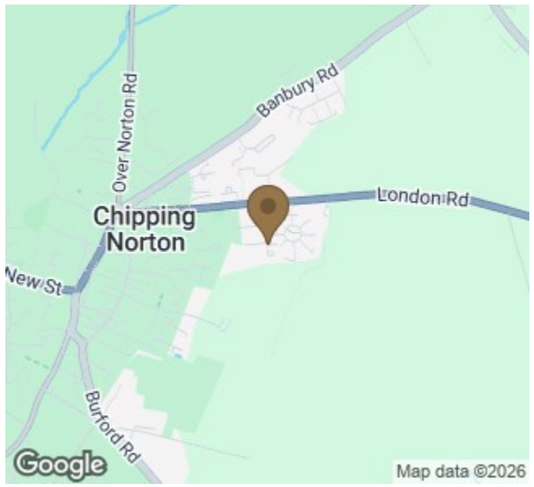
Excellent

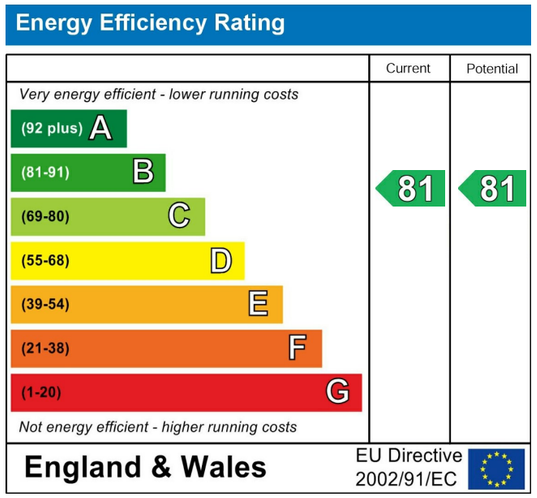
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Registered in England and Wales No. 10716544

The Property Ombudsman







46 Watson Place

Trinity Road, Chipping Norton, OX7 5AJ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 46 Watson Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £205,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Charming one bedroom retirement living apartment with walk-out balcony
- Estates manager and CQC registered care team
- 24hr staffing and 24hr emergency call system
- Stylish guest suite for visiting family and friends
- Elegant communal lounge and function room
- On-site bistro
- One hour of free domestic assistance
- Bespoke personal care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

46 Watson Place, Chipping Norton

1 | 1 | Asking price £205,000

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.

Property Overview

This delightful one-bedroom, second floor apartment has the desirable benefit of a walk-out balcony with an easterly aspect. The bright and spacious lounge can easily accommodate a dining table and chairs, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, a contemporary shower room, and a spacious utility room with plenty of room for storage. Ideally located in close proximity to the lift.

Social Lifestyle

The Communal Lounge is at the heart of the community at Watson Place and is where the majority of social gatherings take place. Regular activities include; a weekly quiz, knit and natter, coffee morning's and film nights to name just a few. They are a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped gardens

One of the main social hubs of Watson Place the large patio area in the communal garden which lends itself to an annual garden party and other events throughout the summer months [weather permitting]. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Service charge

- 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: £9,394.03 for financial year ending 31/03/2027.

Lease information

Lease length: 999 years 1st June 2018.
Ground rent : £435 per annum
Ground rent review: 1st June 2033

Additional information & services

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

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.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













