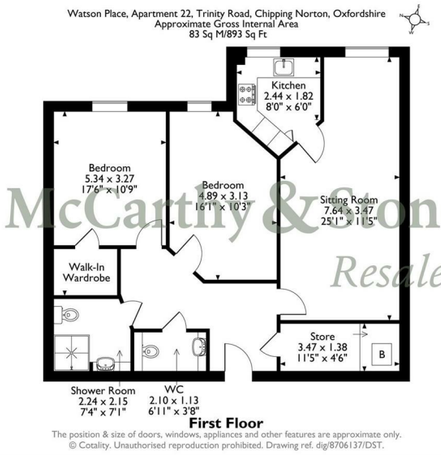
Excellent
Trustpilot

Homes England

McCarthy & Stone
Resales.

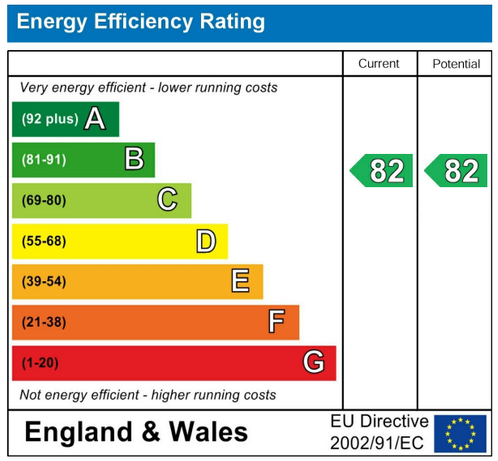












22 Watson Place

Trinity Road, Chipping Norton, OX7 5AJ

2 | 1 | Council Tax Band: D

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 22 Watson Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £232,500
Leasehold

Owned Share: 75% | **Monthly Rent:** £0

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

Why you'll love living here:

- Charming two-bedroom [shared ownership] retirement living apartment
- Estates Manager and CQC registered Care Team
- 24 hour staffing & 24hr emergency call system
- Elegant communal lounge
- Guest Suite for visiting family and friends
- Bistro offering a range of delicious choices
- Stylish function Room
- One hours free domestic assistance
- Bespoke personal care packages available

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

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Registered in England and Wales No. 10716544

The Property Ombudsman

22 Watson Place, Chipping Norton

2 | 1 | Shared Ownership £232,500

Watson Place
The pretty market town of Chipping Norton really does offer the best of both worlds. 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.

Property Overview
This delightful two-bedroom, first floor apartment enjoys a desirable easterly aspect. The bright and airy lounge has ample space for a dining table and chairs. The accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, a second bedroom that can also be used as a study or hobby room and a contemporary shower room. The property benefits from a separate WC and a utility room which offers plenty of storage space.

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 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 of £12,430.01 due for review in March 2027.

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

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 speak with our Property Consultant today.













