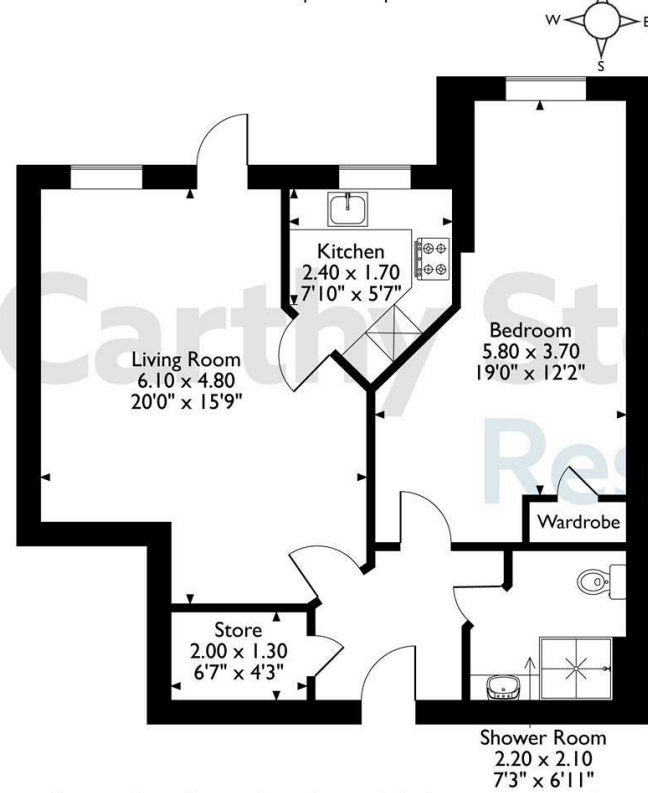


Watson Place, Apartment 8, Trinity Road, Chipping Norton, Oxfordshire
Approximate Gross Internal Area
63 Sq M/678 Sq Ft



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



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

8 Watson Place

Trinity Road, Chipping Norton, OX7 5AJ



Asking price £220,000 Leasehold

A CHARMING and WELL PRESENTED one bedroom apartment situated on the GROUND FLOOR with PATIO leading to the COMMUNAL GARDENS with a sunny WESTERLY ASPECT. Watson Place is a McCarthy Stone retirement living PLUS development with onsite 24/7 STAFFING, DOMESTIC ASSISTANCE, BISTRO and COMMUNAL LOUNGE.

Call us on 0345 556 4104 to find out more.

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

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 reproduction is strictly prohibited.



Trinity Road, Chipping Norton, Oxfordshire, OX7 5AJ

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.

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.

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.

Bistro Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Watson 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 sample menu to see the delicious meals on offer - all at incredibly low prices.

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 a walk in storage cupboard which houses 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.

Living Room

A bright and spacious living room featuring glazed patio doors that open onto a charming patio overlooking the communal gardens. A partially glazed door provides access to a separate kitchen. The room includes two ceiling light fixtures, along with TV and telephone points, and multiple power outlets.

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. Microwave and easy access mid level oven [all appliances are Neff]. The stainless steel sink unit sits beneath a double glazed window.

Bedroom

Master bedroom with built in walk-in 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. Illuminated mirror with integrated shaver socket. Heated towel rail.

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

1 bed | £220,000

Manager.

Annual service charge: £9,394.03 for financial year ending 31/03/2027.

Leasehold Information

>Lease length: 999 years 1st June 2018.

>Ground rent : £435 per annum

>Ground rent review: 1st June 2033

Moving Made Easy & Additional Information

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

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



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