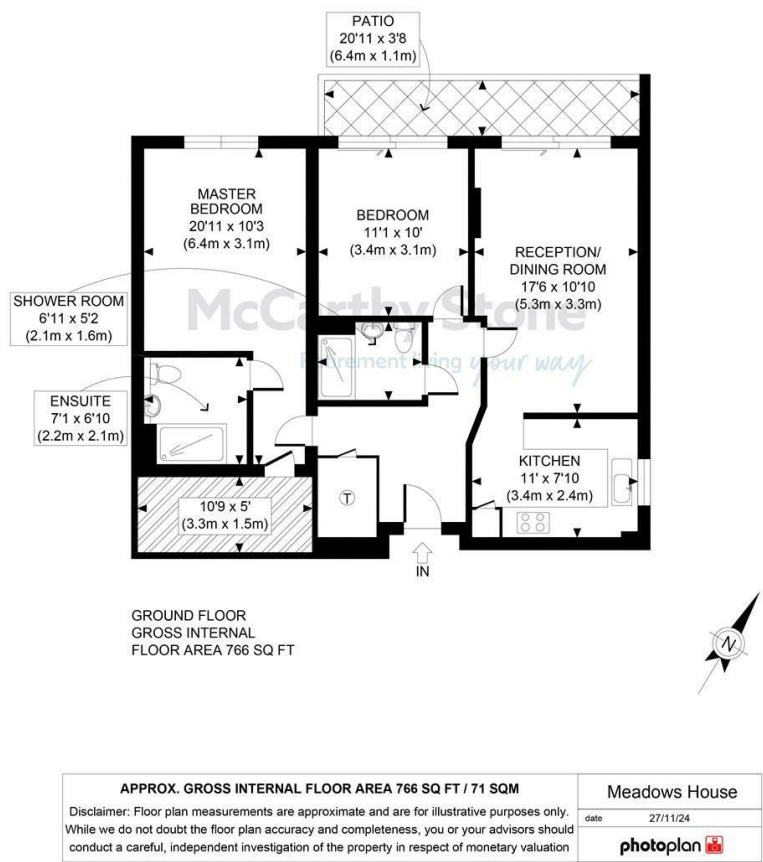


1 Meadows House

New Zealand Avenue, Walton-On-Thames, KT12 1PG



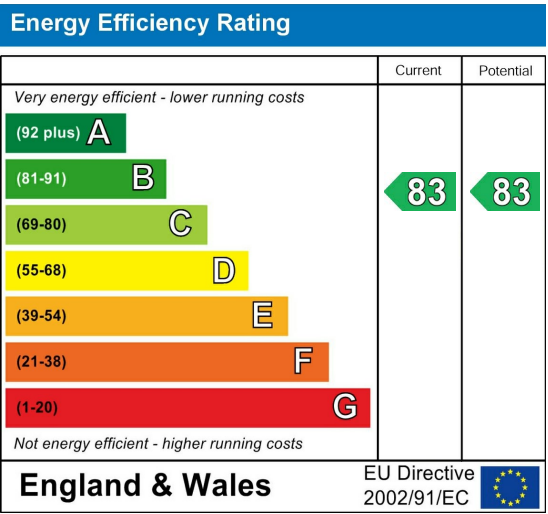
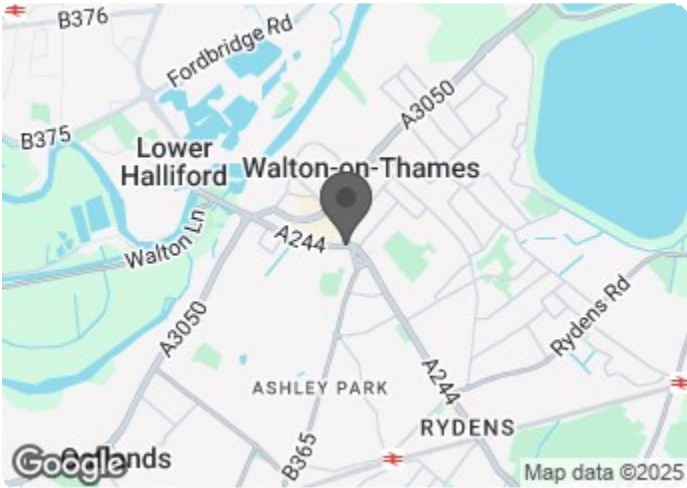
Asking price £375,000 Leasehold

A spacious and thoughtfully designed two double bedroom, two shower room ground floor apartment boasting a covered double width paved patio. This sought after development sits in the heart of the town centre and is conveniently positioned for all local amenities.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: D



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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# New Zealand Avenue, Walton-On-Thames

### Summary

Meadows House was built by McCarthy and Stone in 2016 and comprises of one and two bedroom apartments purpose built for Retirement Living for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathrooms and throughout the development.

The apartment features a modern fully fitted kitchen, spacious living room with access to the covered patio, master bedroom with a large walk-in wardrobe and an en-suite shower room, second double bedroom also providing access onto the patio, separate shower room and each room has individually controlled underfloor heating. The development facilities includes a communal lounge and beautiful landscaped gardens.

The House Manager is on site during working hours between 9am to 2pm to take care of the development. There's no need to worry about the burden of maintenance as the service charge covers the cost of the apartment underfloor heating, all external maintenance, gardening and landscaping, external window cleaning including the exterior windows to all apartments, the sliding patio doors and glazed balustrades to the balconies, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

For peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The communal lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £30 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Entrance Hall

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency call point. Doors lead to the living room, bedrooms and shower room.

### Living Room and Patio

A spacious living room benefitting from a sliding glazed patio door and large window to side opening onto a double width



covered patio with its own storage cupboard. Feature fireplace providing an attractive focal point. TV and BT points. Sky/Sky+ point, raised electric power sockets. Underfloor heating with individual thermostats.

### Kitchen

Fully fitted kitchen with an excellent range of base and wall units fitted with contrasting worktops, tiled floor. Features include waist height electric oven with a microwave above, ceramic hob and stainless steel extractor hood, washer/dryer and fitted fridge/freezer.

### Bedroom One with en-suite shower room

Spacious double bedroom with a very large walk-in wardrobe housing hanging rails and shelving. TV and BT points. Raised power points. Door to en-suite shower room.

### En-suite shower room

Tiled modern shower room with slip resistant flooring, walk-in level access thermostatically controlled shower with glass screen. Underfloor heating and grab rails. Close coupled WC, vanity unit with wash basin and mono lever tap, mirror with light with shaver socket above. chrome ladder style towel warmer. Emergency pull cord.

### Bedroom Two with access to Patio

A second double bedroom of ample proportions benefitting from a sliding glazed patio door with large window to side opening onto the double width patio. Underfloor heating, raised power points.

### Shower Room

Level access walk-in shower with underfloor heating, glass screen and grab rails. WC and pedestal wash basin and lever tap, mirror and light above. Emergency pull cord. Heated ladder style towel rail.

### Service Charge (Breakdown)

- 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



# 2 bed | £375,000

- Buildings insurance
- Apartment Heating

Service Charge £6,293.62 per annum (until financial year ending 30/09/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of the House Manager. To find out more about service charges please contact your Property Consultant or House Manager.

### Leasehold

999 Years from 2016  
Ground Rent £495 per annum  
Ground rent review: Jan-31

### Additional Information & Services

- Gfast and Superfast Fibre Broadband available with Ultrafast Full Fibre being planned for near future

- 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 that can assist with service charges or living costs.

- 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

