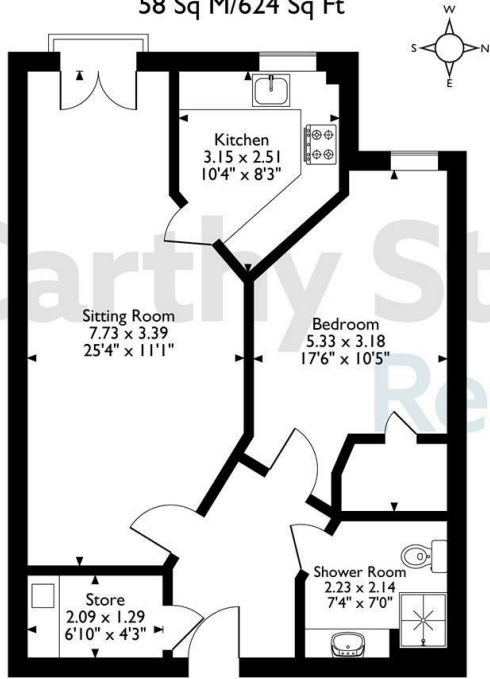


Watson Place, Apartment 37,  
Trinity Road, Chipping Norton, Oxfordshire  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</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	

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.



## 37 Watson Place

Trinity Road, Chipping Norton, OX7 5AJ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £180,000 Leasehold

A beautifully presented 'show room' style one bedroom apartment situated on the first floor with a sunny west facing aspect. Watson Place is a McCarthy Stone retirement living PLUS development with onsite 24/7 staffing, domestic assistance, bistro and communal lounge.  
\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.



# Watson Place, Trinity Road, Chipping

## Watson Place

Set on the border of the Cotswolds in the beautiful Oxfordshire countryside, Watson Place has both one-bed and two-bed apartments available. 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.

## Local Area

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.

## 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 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 superb room complimented by west facing large windows that allow the sunlight to flood in with French doors lead to a Juliet balcony with outlook towards the rear of the development with no one overlooking you. The living room provides ample space for dining. TV point and telephone point, two decorative ceiling light fittings and raised height power points. From the living room you have a partially glazed door leading into a separate Kitchen.

## Kitchen

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

## Bedroom

Spacious west facing bedroom with the benefit of a door leading to a walk in wardrobe with shelving and hanging rails. TV point and telephone point, decorative ceiling light fitting and raised height power points. Emergency pull-cord.

## Shower Room

Full wet room with slip-resistant flooring, tiled walls and fitted with a modern suite comprising; level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Chrome electric heated towel rail to wall. Emergency pull cord.

## 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



# 1 Bed | £180,000

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: £9,146.76 for financial year ending 31/03/2026.

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

## Leasehold Information

Lease: 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



PRICE  
REDUCED