Excellent

Trustpilot

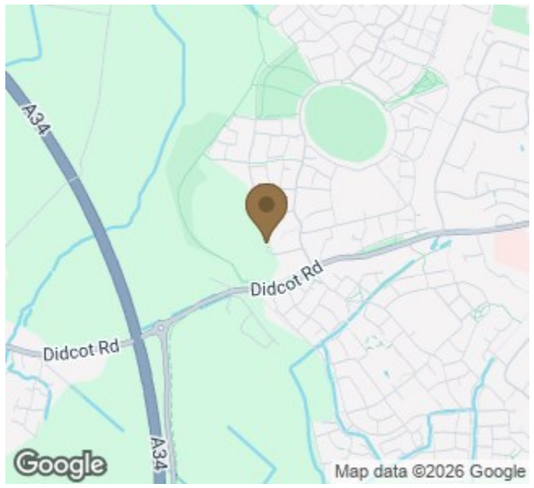
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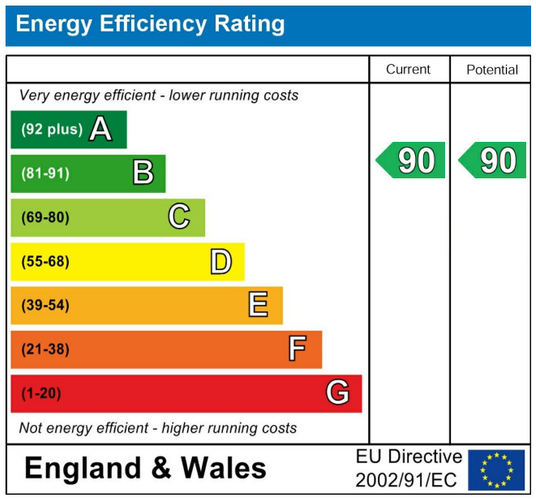



First Floor

Total floor area 71.0 sq.m. (764 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







## 33 Williams Place

Greenwood Way, Didcot, OX11 6GY

2 | 1 | Council Tax Band: C

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

## Asking price £290,000
## Leasehold

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

### Why you'll love living here:

- Spacious Two Bedroom Apartment
- Walk Out Balcony
- Guest Suite
- Estate's Manager & 24/7 Staffing
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Homeowners' lounge
- Table service restaurant
- Personal care packages available - CQC Registered
- Laundry Room
- Wellness Suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 33 Williams Place, Didcot

2 | 1 | Asking price £290,000

**Williams Place**
Williams Place is a McCarthy & Stone Retirement Living PLUS development in Harwell, Didcot and boasts 32 stylish one bedroom and 28 two bedroom privately owned apartments for those over 70.

The development offers multiple social spaces including landscaped gardens, an on-site table service restaurant, function room, homeowners lounge, laundry room, salon and a guest suite. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in the hallway, shower room and both bedrooms.

**Apartment Summary**
*ENJOY LUNCH ON US WHEN YOU VIEW WILLIAMS PLACE - BOOK NOW!*

Situated on the second floor, this beautifully appointed, double-aspect apartment benefits from an abundance of natural light, creating a bright and welcoming atmosphere throughout. The spacious living room provides the perfect setting for relaxing or entertaining family and friends, with direct access to a large walk out balcony – an ideal spot to enjoy a morning coffee or unwind in the fresh air. Expertly designed with modern retirement living in mind, Williams Place offers an enviable lifestyle, combining the freedom of independent living with the reassurance of additional support should you need it. Residents can enjoy an excellent range of on-site facilities, including a welcoming homeowner's lounge, an on-site bistro serving delicious meals, a wellness suite and a convenient laundry room. With 24-hour staffing and CQC-regulated care packages available, you can enjoy greater peace of mind and support tailored to your individual needs. Whether you are looking to embrace a more sociable lifestyle, enjoy beautifully designed surroundings or simply make the most of your retirement, Williams Place offers the perfect opportunity to live life your way.

*PART EXCHANGE & ENTITLEMENTS ADVICE AVAILABLE*

**Local Area**
The development is located in the heart of Great Western Park, with a wealth of amenities on its doorstep including a supermarket, dentist, pharmacy, coffee shop, hairdressers, takeaways and a warm inviting pub. There is a bus stop less than 100m from the development and Didcot Parkway Station is a 15 minute bus journey. Williams Place is located just 10 miles from Oxford and within easy reach of M4, A34 and M40.

**Lifestyle Services**
Lifestyle Services at our Williams Place development are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

**The Restaurant/Bistro**
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Williams 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.

**Social Lifestyle**
The Communal Lounge is at the heart of the community at Williams Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're 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 Williams Place is the large patio area in the communal garden. 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.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

**Care & Support**
The personal care services available at Williams Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

**Car Parking**
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

**Service Charge (breakdown)**
• 24-Hour on-site staffing
• 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 please contact your Property Consultant or Estate Manager.

Service charge: £12,670.45 per annum (for financial year ending 30/06/2027)

**Lease Length**
999 years from the 1st June 2017

**Ground Rent**
Ground Rent: £510 per annum
Ground Rent review date: June 2032

**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.









