



McCarthy & Stone

The UK's leading retirement housebuilder



Artist Impression

Retirement Living
Platinum Range

Premium retirement apartments
in the most desirable locations

at Meadows House, Walton-on-Thames





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Premium Retirement apartments in the most desirable locations

Welcome to the Platinum Range by McCarthy & Stone, apartments built to the highest standards featuring some of the most sought-after postcodes in the UK.

From the beautifully landscaped gardens to the elegant club lounge, our Platinum Range provides the perfect spaces for socialising. For luxury, comfort and privacy, retreat to stunning apartments designed around your needs.

Featuring underfloor heating, oak veneered doors, chrome door furniture and high-spec kitchens, the apartments reflect all the attention to detail that has seen McCarthy & Stone awarded a 5 star rating for customer satisfaction 10 years in a row.

With a dedicated Concierge on hand, the Platinum Range is a collection of retirement apartments that allow homeowners to live life surrounded by the luxury they deserve.





Put yourself in the picture

As the UK's leading retirement builder, we're delighted to offer you a beautiful new apartment you'll love to call home. Meadows House is a contemporary development of 12 one and 14 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having underfloor heating and a walk in wardrobe, as well as the clever room design that makes the most of the natural light.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. Covered in the service charge is the upkeep of all communal facilities and the development maintenance, such as gardening and window cleaning. These are all taken care of by a Concierge. It really is life made easier.



Designed around you

“The standard of customer service and support that I received from the sales team at the development was excellent and made the whole experience feel effortless. I was even able to use McCarthy & Stone’s ‘House to Home’ service, where the removal team helped me to move my belongings into my new apartment - I didn’t have to lift a finger!”

*Daniele Bruneau,
Homeowner - Willesden Green*

With a track record that’s second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. The design of Meadows House compliments the architecture of the local area.

Our developments are all designed to be energy efficient, with underfloor heating keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you some respite from soaring energy costs.

Sometimes it’s the little extras that make all the difference. Like having en-suite guest accommodation available at a modest charge*, with TV and tea and coffee making facilities, for your friends and family to stay in so you don’t have the hassle of tidying up and changing sheets when they leave. Your well behaved pet is welcome to join you in your apartment too.





Little things mean a lot

The development features a club lounge which is great for impromptu 'get togethers' and celebrations with your new neighbours.

Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service[†] when you move to help you put up some shelves or hang curtains.



"I've already put my own stamp on the apartment and personalised it to reflect me. I'm now looking forward to being able to enjoy my retirement, without the stress of looking after a large property."

*Nina Wheeler,
Homeowner - Hitchin*





"We could personalise the apartment to suit us and create our dream home".

*Jack and Brenda Roberts,
Homeowners - Clacton-on-Sea*



Life in Walton-on-Thames



Surrounded by beautiful areas such as Esher and Shepperton, Walton-on-Thames is a wonderful town situated in the affluent borough of Elmbridge. Attractions are varied and with strong transport links, further travel is a real possibility for all residents.

For those relying on public transport, two bus stops located near the development operate regular routes to Kingston and London Heathrow airport. These buses also pass through the local areas of Shepperton, Ashford and Weybridge, giving you plenty of options for travel.

Additionally, Walton train station is just under a mile from the development and operates direct routes to Surbiton, Wimbeldon, Guildford and Woking. London Waterloo can also be reached by train with an approximate travel time of just 25 minutes.

Road networks are also strong with the M3, A3 and M25 all located nearby.

The Walton-on-Thames area offers many local attractions, particularly for those who enjoy the beautiful outdoors. A scenic path running alongside the River Thames leads to Weybridge and Hampton Court Palace while other nearby attractions include Chertsey Meads, Kempton Race Course and Bushy Park. In terms of entertainment, a local cinema, library and a number of eateries are all within 200 metres from Meadows House - offering plenty to see and do.





Features at Meadows House



General

- Double glazing
- Walk in wardrobe to main bedroom
- Telephone and television point in living room and bedrooms
- Raised height electrical sockets
- Sky/Sky+ connection point in living room*

Shower room

- One bedroom apartments include:
 - Fitted and tiled level access shower
- Two bedroom apartments include:
 - Fitted and tiled level access shower to en-suite
 - Fitted and tiled with shower tray to shower room
- Fitted mirror with electric shaver socket
- Heated towel rail
- Extractor ventilation
- Vanity unit

Kitchen

- Fitted kitchen with NEFF appliances including:
 - Single oven
 - Ceramic hob
 - Integrated 50/50 low frost fridge/freezer
 - Integrated microwave
 - Washing machine
- Stainless steel sink with mixer tap

Heating and finishes

- Underfloor heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment



Meadows House, Walton-on-Thames

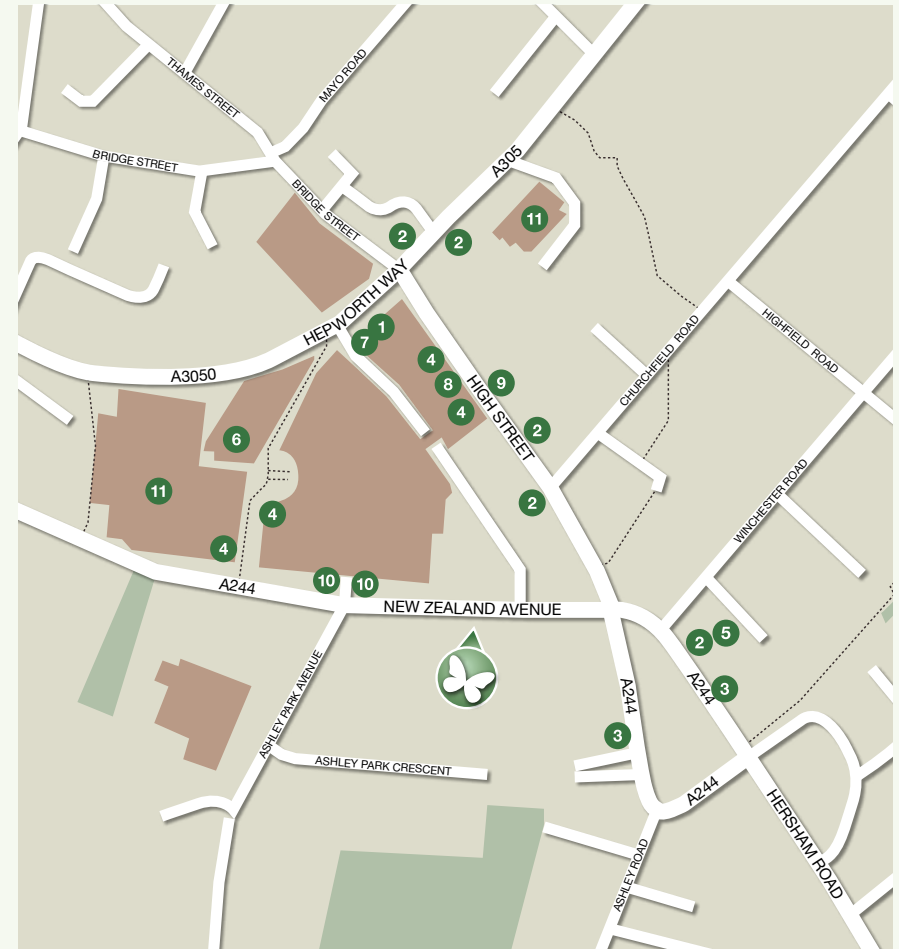
Development features

- Club Lounge
- Concierge
- Guest suite^{^#}
- Lift to all floors
- Landscaped garden[#]
- Car parking available for purchase^{^#}
(Please ask the Sales Executive for more details).



Site location and local amenities

- 1 Bakery
- 2 Bank
- 3 Bus Stop
- 4 Café
- 5 Cinema
- 6 Department Store
- 7 Hairdresser
- 8 Opticians
- 9 Pharmacy
- 10 Restaurant
- 11 Supermarket



Map not to scale. Contains Ordnance Survey data ©Crown copyright and database right 2015.



Enjoy peace of mind

Living at a Platinum Range Retirement Living development by McCarthy & Stone gives you more than just a beautiful new home.

You can relax, knowing that there's a Concierge on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance, and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs for the club lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.

Next steps...

To register your interest or to find out the latest on Meadows House call us on 0800 201 4106



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McCarthy & Stone has apartments for sale at over 100 developments across the UK. So wherever you want to buy, we'll have a location to suit you.



Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit mccarthyandstone.co.uk/meadowhouse



Retirement Living
Platinum Range

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, South West House, 1 Embankment Way, Ringwood, Hampshire BH24 1EU • Tel: 01425 322000