



McCarthy & Stone

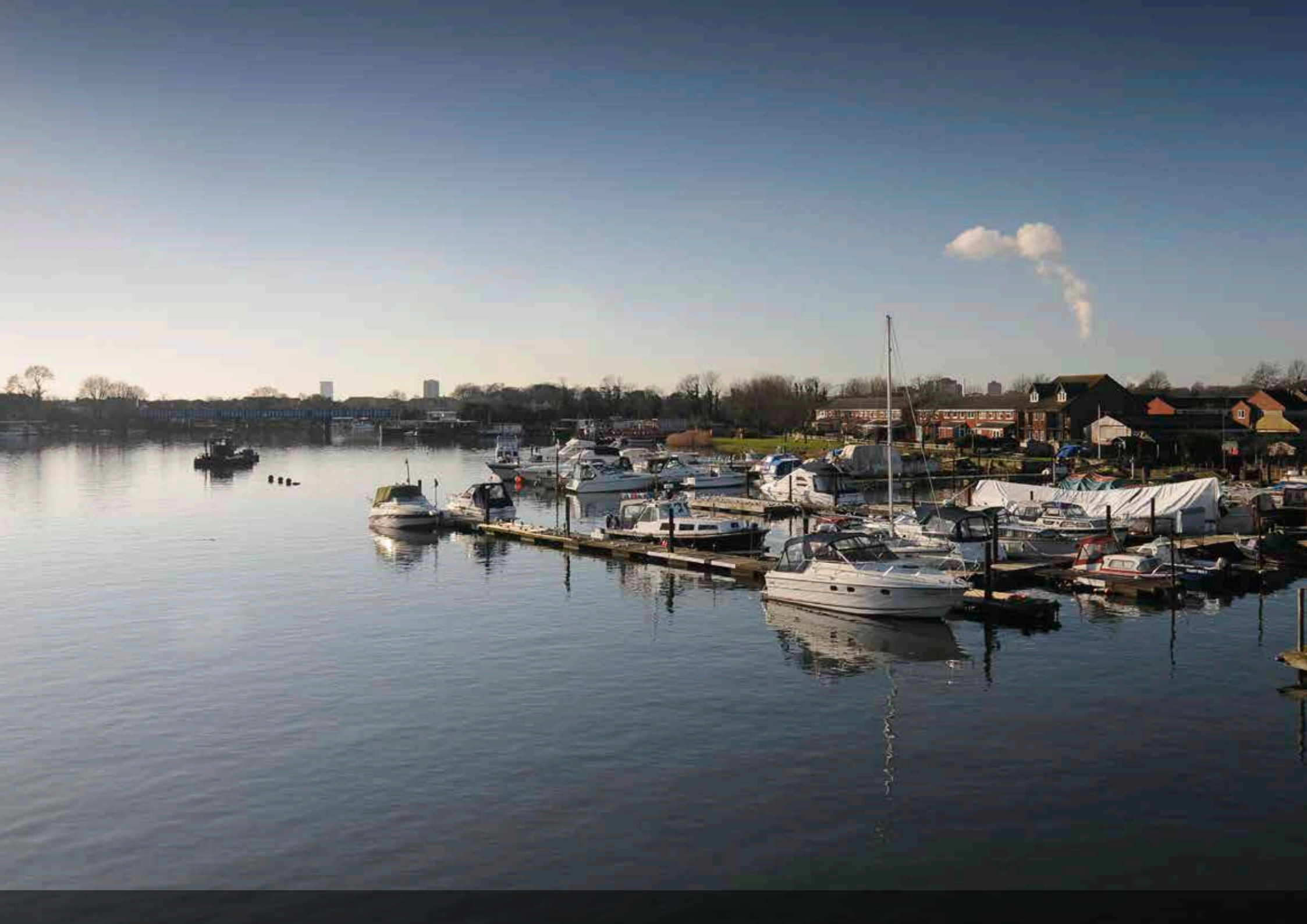
The UK's leading retirement housebuilder



Artist impression

Retirement Living

at The Boathouse, Bitterne Park





Welcome to The Boathouse

The Boathouse is a stunning waterfront development offering 50 one and two bedroom luxury apartments, designed specifically for the over 60s. Located overlooking the River Itchen, opposite Riverside Park, and close to Bitterne Park Triangle shops, The Boathouse is the perfect setting for your retirement.

Like all of our Retirement Living developments, The Boathouse is designed to allow you to live independently in your own home, with the comfort and security of a House Manager to offer a helping hand, should you need it.



^Extra charge applies.

Moving to my McCarthy & Stone apartment is probably the best thing I have done in my 86 years. I now have companionship, comfort and security in a well-appointed apartment with a friendly House Manager to sort out any day to day problems.

Doris Jelfs, Homeowner,
Dibden Purlieu



Leave those worries behind and just enjoy wonderful days...

McCarthy & Stone is proud to introduce The Boathouse, a stunning new waterfront development of spacious one and two bedroom apartments, specifically designed to offer the very best in Retirement Living.

This beautiful development offers a selection of apartment designs, many of which benefit from a patio or walk out balcony overlooking the River Itchen on Riverside Park.

Invite family and friends over or socialise with like minded neighbours in the Club lounge, complete with a fully equipped kitchen.

If your guests wish to stay over they can take advantage of our convenient guest suite[^], which can be booked in advance with the House Manager, for a small charge.

The beautiful landscaped gardens overlook the gardens and river. There's no need to worry about exterior maintenance. Your House Manager will organise this all for you so the garden will always look its best.

The Boathouse is situated within a unique waterfront location in the heart of Bitterne Park Triangle offering a wealth of local amenities.

It is not surprising that our developments are high on the list when customers first consider moving from there is an existing family home.

McCarthy & Stone is renowned not only for its coveted 5 Star Customer Service rating, but also for developments set in carefully selected locations and of course, our range of well planned apartments, which are sure to be the envy of friends and family alike.

Because we understand that making the decision to move can sometimes be difficult, we have a team of professional staff on hand to guide you every step of the way.

We are able to assist our customers by creating a tailor made moving package that will help you every step of the way to move into your new apartment at your own pace.



[^]Extra charge applies. [#]Subject to availability.





Typical bedroom



Typical shower room



Typical living room

Your new apartment, future proofed and with all the latest comforts...

The Boathouse has been created to a high specification with your independence, convenience and enjoyment in mind.

Thoughtful features with your future in mind include mid height plug sockets and hand rails in the shower room, all integrated in a stylish and subtle way.

There is something really lovely about a new kitchen ready and waiting to be used, but also for your personal touches to be added - making you feel right at home.

For your comfort and convenience, each kitchen has been carefully planned with a mid-height Bosch oven for easy access,

there is an integrated Bosch fridge freezer, washer dryer as well as plenty of storage space.

Each apartment features panel heating throughout and carpets are included, creating a warm and cosy environment for you to enjoy.

The shower room and ensuite are spacious, with half tiled finish to all dry areas and fully tiled level access showers.

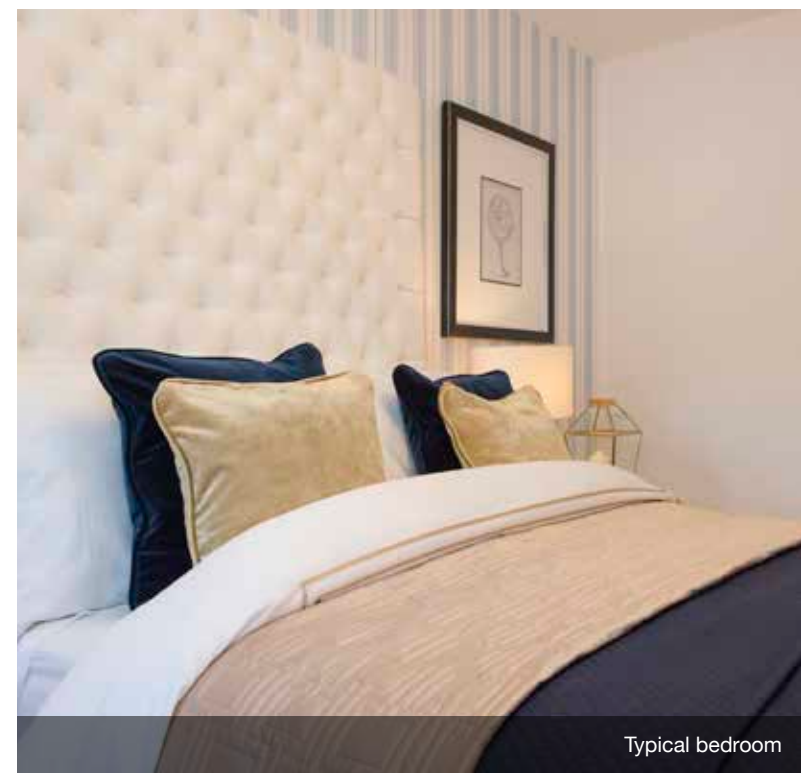
Apartments are fitted with a security alarm, a video entry system and a 24 hour emergency call link for your peace of mind.



Typical living room



Typical kitchen



Typical bedroom

Your new apartment in detail

General

- House Manager to provide help and support
- 24 hour emergency call system
- Club lounge where you can meet up with neighbours
- Landscaped garden for you to enjoy without having to lift a finger
- Guest suite perfect for when friends and family come to visit^{#^}
- Lifts to all floors
- Car parking available on-site for permit holders
- Handyman service if you need someone to put up pictures

Kitchen

- Fitted kitchen with integrated fridge/freezer, Bosch mid-height oven and Bosch ceramic hob.
- Stainless steel Bosch cooker hood
- Stainless steel sink with lever mixer taps

Shower rooms

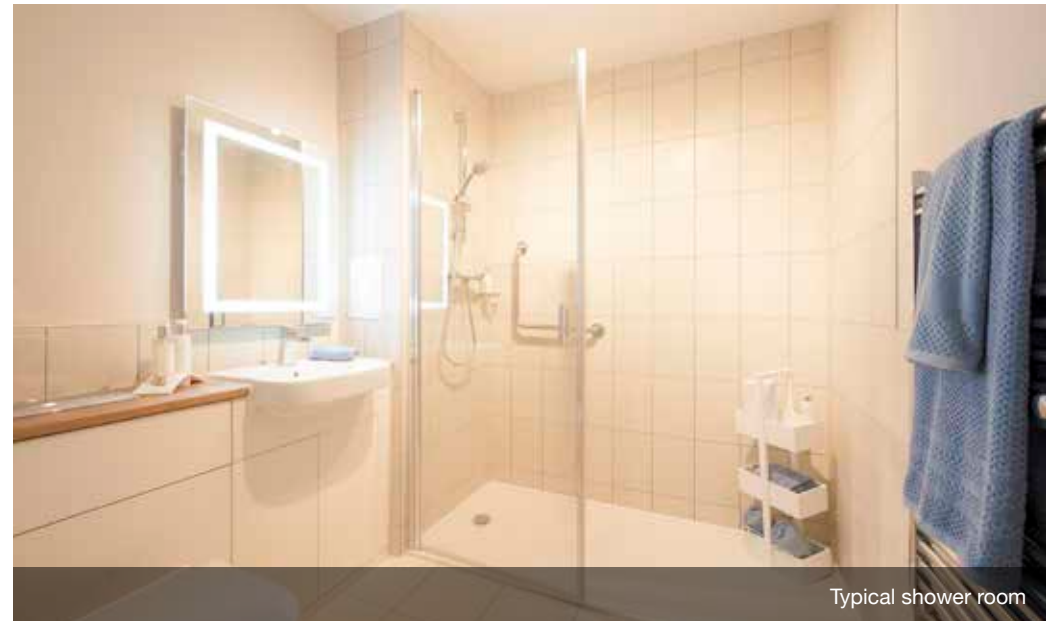
- Fitted level access shower with tiled floor
- Illuminated mirror with shaver socket
- Heated towel warmer
- MVHR ventilation
- White sanitary ware with high quality fittings
- Grab rail in shower

Safety and security

- Video door entry system
- 24 hour emergency call system with a personal pendant and call point in the bathroom
- Smoke detector and intruder alarm
- Illuminated light switches to bathroom and main bedroom

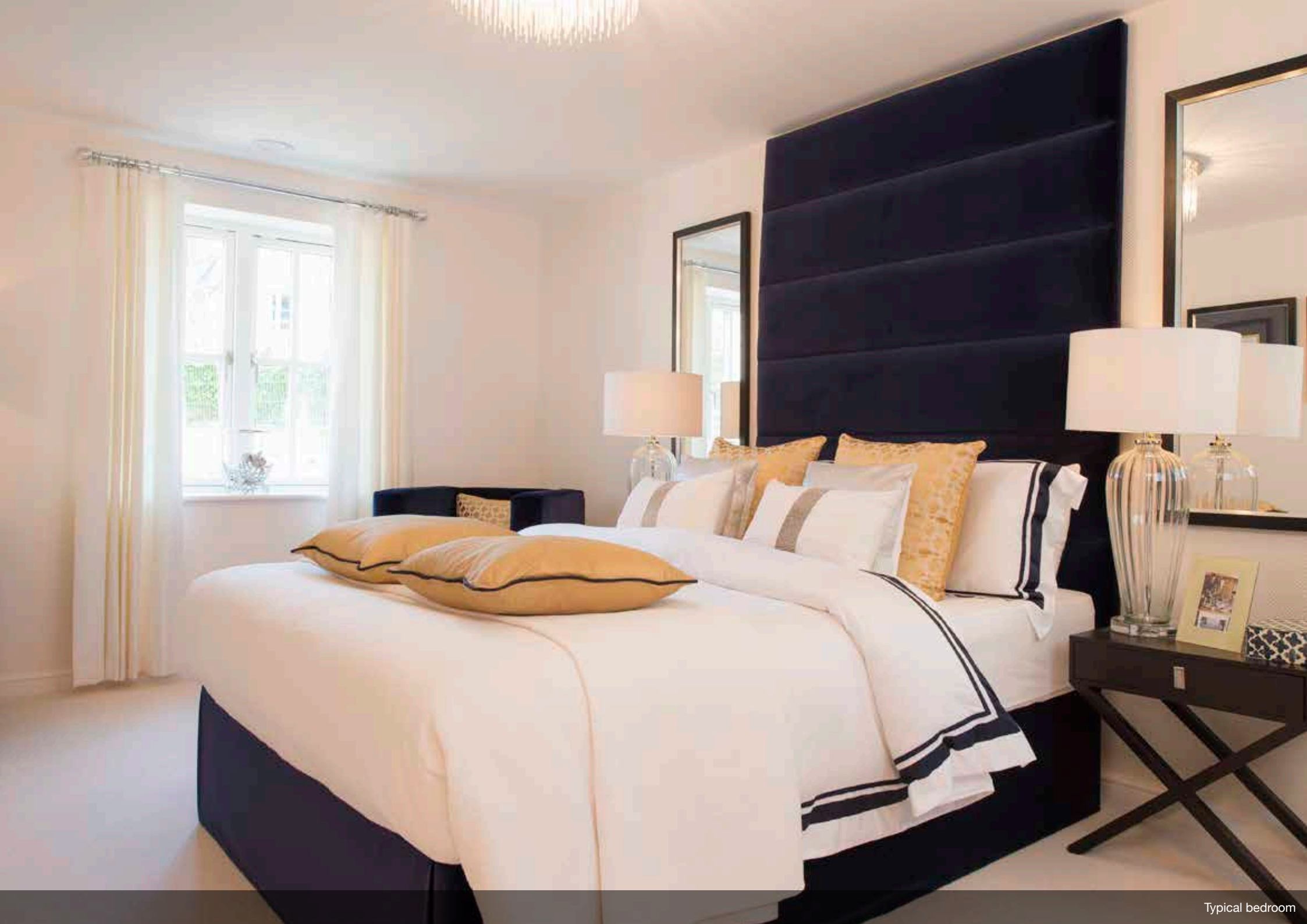
Heating and finishes

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



Typical shower room

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. [#]Subject to availability. [^]Additional charges apply.



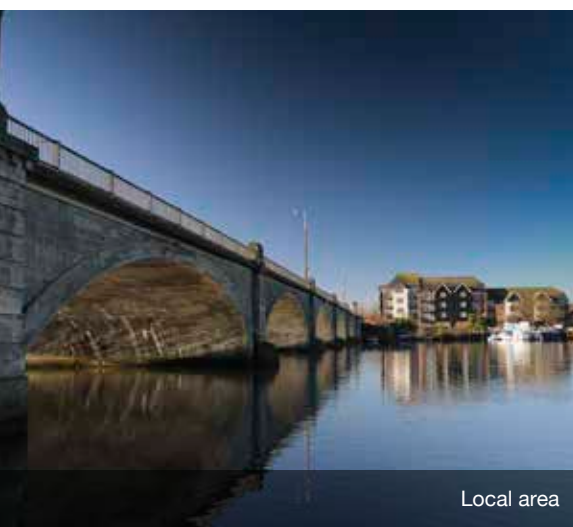
Typical bedroom



Local area



Local area



Local area

Enjoy life in Bitterne Park, Southampton

Situated on the banks of the River Itchen and opposite the beautiful Riverside Park, The Boathouse provides the perfect location for an enjoyable and independent retirement.

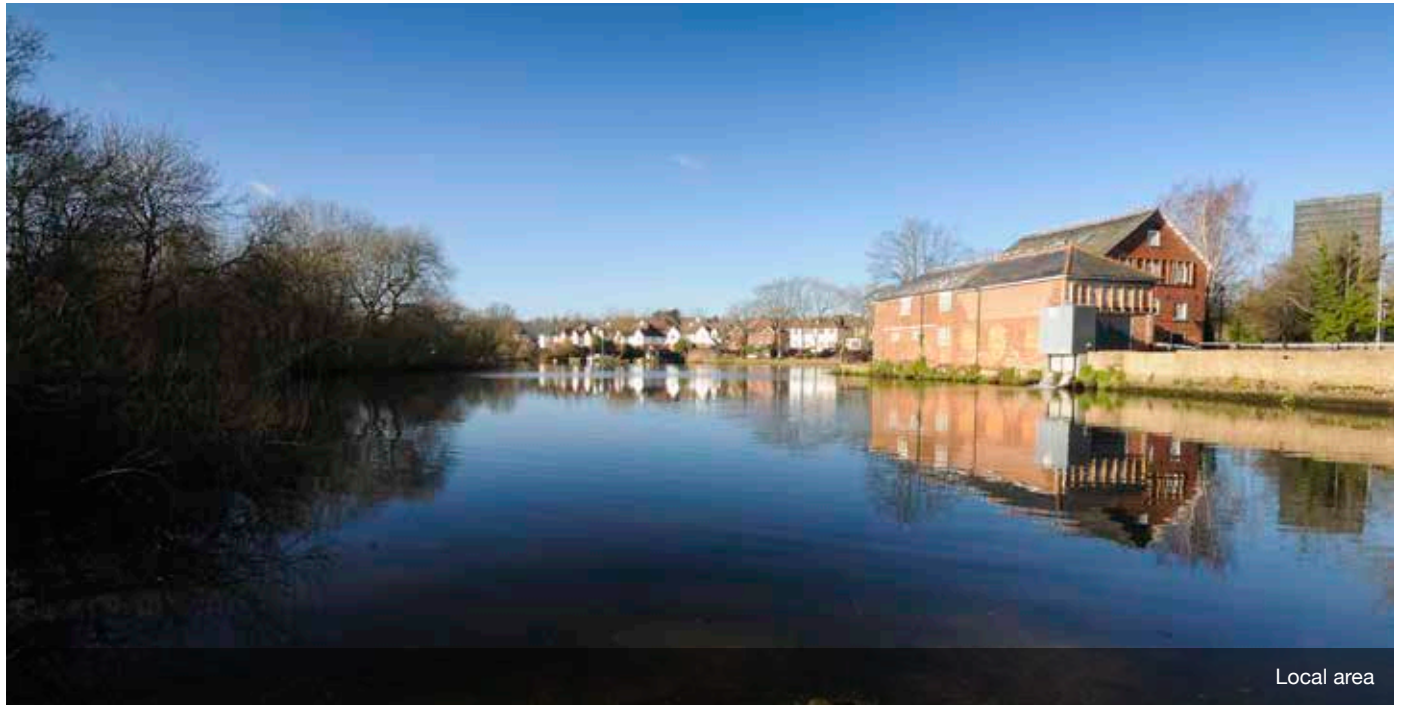
The Boathouse will have a range of local amenities right on its doorstep. It is located in the centre of The Bitterne Park Triangle which is perfect for local shopping, offering a bakers, Local Co-op and a variety of cafés and restaurants for leisurely lunches. A Tesco Express is located 200m away and the development.

Less than a five minute drive or bus ride is Portswood high street offering a wide variety of amenities including clothes shops, boutique cafés and local produce.

Riverside Park opposite provides the perfect setting for a leisurely stroll and is home to an abundance of local wildlife including swans, ducks and geese.

A short bus ride away from the development is Southampton City Centre. This bustling, vibrant city boasts an abundance of recreational activities, perfect for both young and old. Southampton is home to the longest surviving stretch of medieval walls in England, as well as many museums, the Mayflower and Nuffield Theatre, West Quay shopping centre, Southampton Football Club and Cunard cruises.

The Boathouse is in an excellent location to reach surrounding areas and the rest of the country by road, rail and air. A bus stop is located outside the development and offers a frequent service to the town centre.



**Living at The Boathouse you can do as much
or as little as you want to...**

Typical one bedroom apartment

Living Room (Max.)

19' 2" x 11' 3"

5850mm x 3445mm

Kitchen (Max.)

9' 7" x 7' 7"

2963mm x 2364mm

Bedroom 1 (Max.)

17' 2" x 9' 6"

5244mm x 2920mm

Shower Room (Max.)

6' 7" x 7' 2"

2050mm x 2200mm



Typical two bedroom apartment

Living Room (Max.)

11' 6" x 19' 2"

3515mm x 5840mm

Kitchen (Max.)

7' 9" x 9' 9"

2373mm x 2963mm

Bedroom 1 (Max.)

9' 11" x 16' 7"

3020mm x 5098mm

Ensuite (Max.)

7' 2" x 7' 5"

2200mm x 2290mm

Bedroom 2 (Max.)

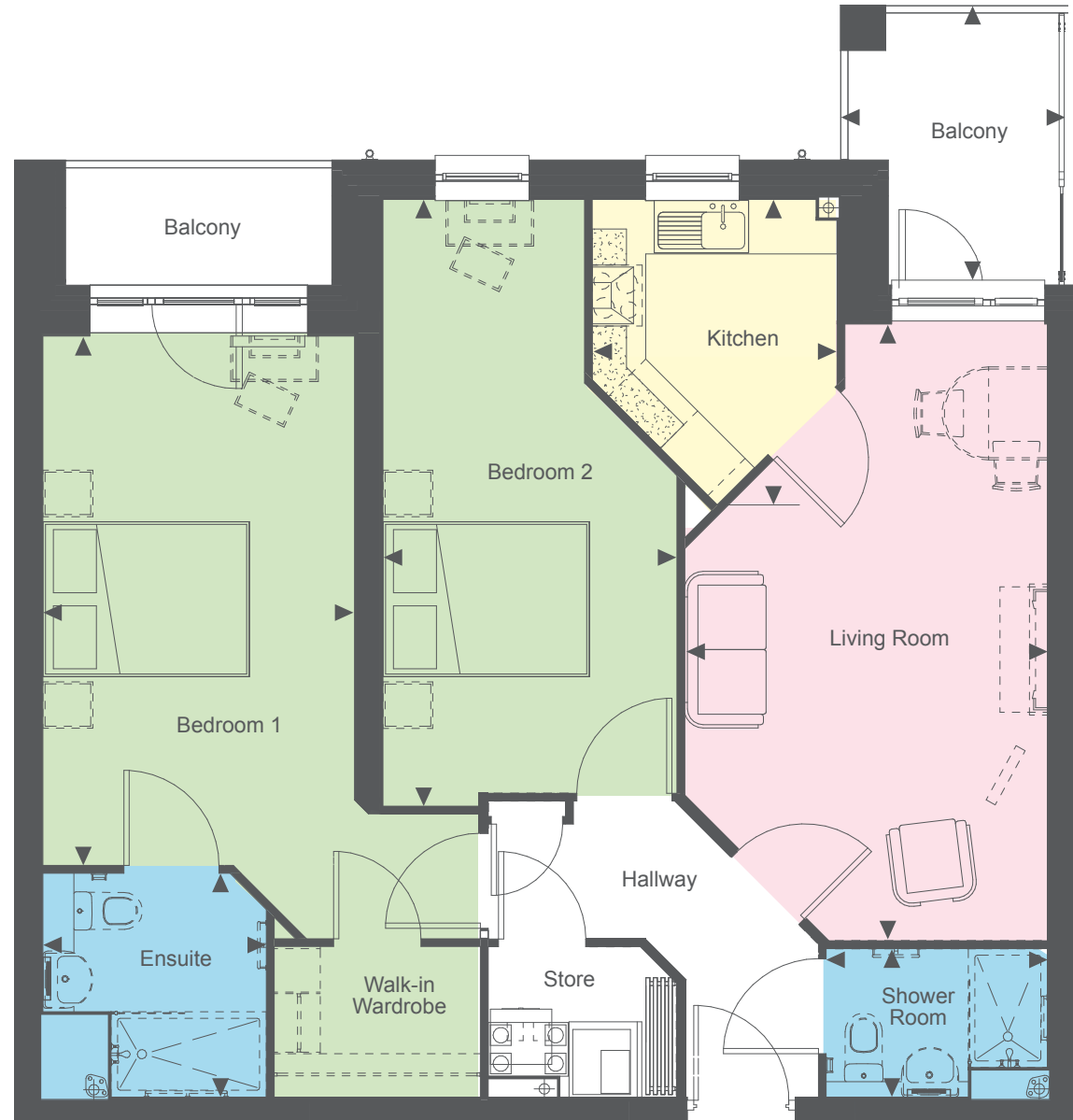
9' 4" x 19' 3"

2850mm x 5880mm

Shower Room (Max.)

7' 0" x 5' 2"

2145mm x 1575mm





Greater freedom to do the things you want...

At McCarthy & Stone we pride ourselves on ensuring that each development is built to the highest standards and blends with the local architecture. The location provides all the right connections either on foot, by bus, car or rail and is close to local amenities.

Our developments are all designed to be low maintenance, so you can maintain your independence for longer. We take great care to provide a community feel, yet privacy when you want it and assistance when it's needed.

Our House Managers, often viewed as a friendly neighbour, ensures that the important day to day management of the development runs smoothly inside and out. Without the maintenance worries of a larger family home, you are free to do the things you really enjoy.



McCarthy & Stone leading the way...

Renowned for our 5 star customer service, we are proud to be the largest provider of privately owned specialist retirement properties in the UK. In the past 40 years we have built over 51,000 apartments nationwide. We pride ourselves in offering high quality properties for a better retirement. Over the years we have listened to the needs of our homeowners' and are continually making enhancements from well thought through features to property management services, we strive to help people maintain their independence for longer in their own home.




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Enjoy living in this stunning waterfront location with so much to see and do...



Getting out and about couldn't be easier

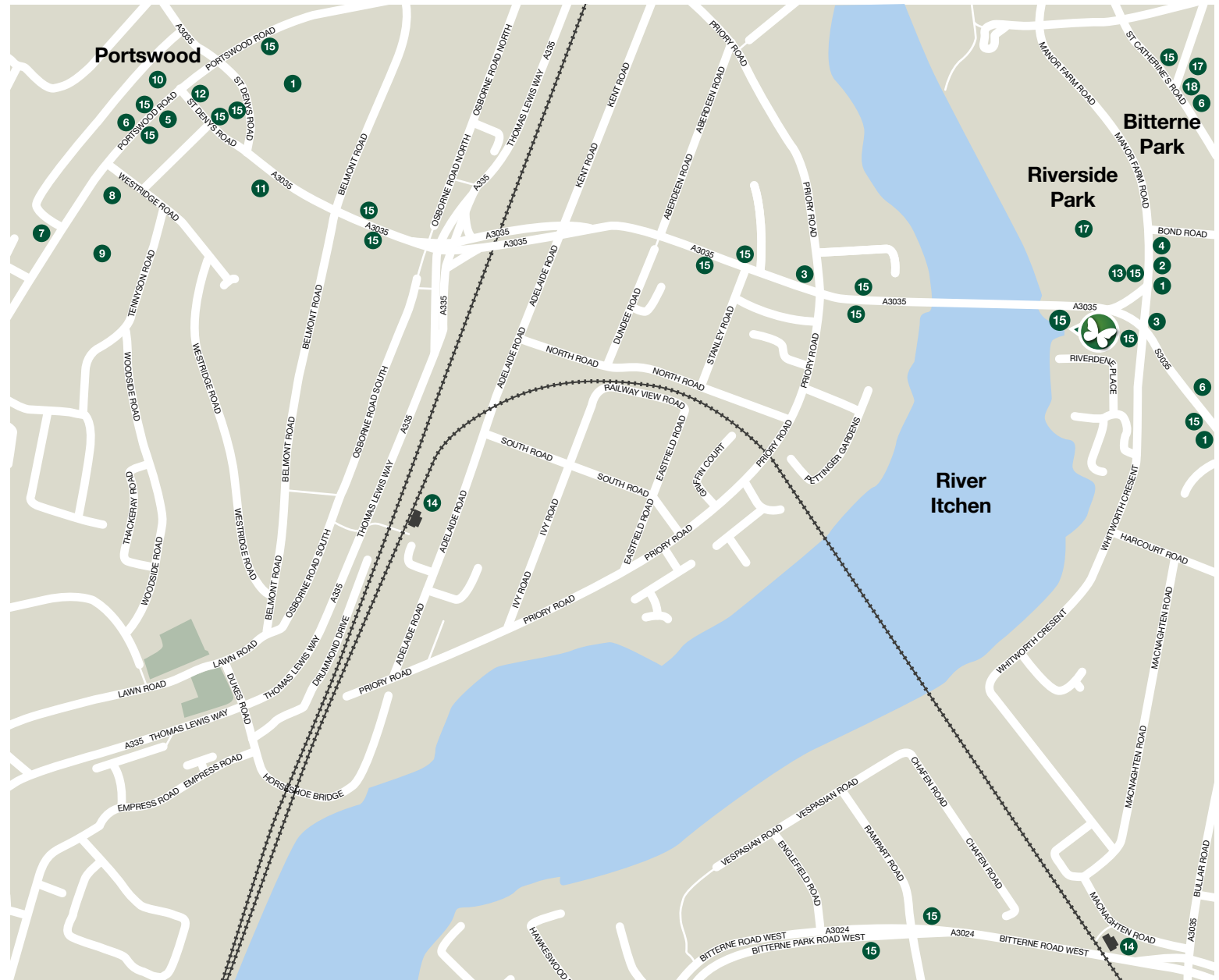
You are in a great location at The Boathouse with so many amenities and local transport close by. You can leave those everyday worries behind and simply enjoy life in this convenient location.

Site location and local amenities



The Boathouse

- 1 Convenience Store
- 2 Cafe
- 3 Takeaway
- 4 Bakery
- 5 Bank
- 6 Pharmacy
- 7 Post Office
- 8 Clothes Shop
- 9 Dry Cleaners
- 10 Library
- 11 Police Station
- 12 Large Supermarket
- 13 Hair Salon
- 14 Train Station
- 15 Bus Stop
- 16 Florist
- 17 Doctors Surgery
- 18 Park



From Bournemouth

Start: 4 Terrace Road, Bournemouth BH2 5EL, UK

Head north west on Terrace Road toward Upper Terrace Road

Continue onto Commercial Road

Continue onto Poole Hill

Continue onto Poole Road

At the roundabout, take the 3rd exit onto B3066

At Bournemouth West Roundabout, take the 2nd exit onto Wessex Way/A338

At the roundabout, take the 1st exit and stay on Wessex Way/A338

Continue to follow A338

At Ashley Heath Roundabout, take the 3rd exit onto the A31/B3081 ramp to Ringwood/Salisbury/Southampton/M27/Verwood/Matchams/A338

Keep right, follow signs for A31/A338/M27/Ringwood/Salisbury/Southampton and merge onto Ringwood Rd/A31

Continue to follow A31

Keep right to continue on M27, follow signs for London/Southampton/Winchester Rownhams Services Eastbound

Between Junctions 3 and 4 of the M27

At junction 5, take the A335 exit to Eastleigh/Southampton Airport

At the roundabout, take the 4th exit onto Stoneham Way/A335

Turn left onto Thomas Lewis Way/A335

Turn left onto St Denys Road/A3035

Continue to follow A3035

Turn right onto Whitworth Crescent

Turn right onto Riverdene Place

Turn right to stay on Riverdene Place

Arrive: Riverdene Place, Southampton SO18, UK

**The Boathouse, 100 Riverdene
Place, Bitterne Park, Southampton,
Hampshire, SO18 1ER**

From Portsmouth

Start: 87 Gruneisen Road, Portsmouth PO2 8QD, UK

Head east on Gruneisen Road toward Wilson Road

Turn left onto Twyford Avenue/A3

Turn right toward Stamshaw Road/A3

Turn right onto Stamshaw Road/A3

At the roundabout, take the 4th exit onto the M275 ramp

Merge onto M275

Keep left to stay on M275, follow signs for M27 (west)/Southampton/Fareham

Take the exit on the right onto M27 toward Southampton/Fareham/Gosport

At junction 7, take the A334 exit to Hedge End

At the roundabout, take the 1st exit onto Charles Watts Way/A334

At the roundabout, take the 4th exit onto Moorhill Road/A27

Turn left onto West End Road

At the roundabout, take the 2nd exit onto Mousehole Lane

Slight left to stay on Mousehole Lane

Continue onto Cobden Avenue

Turn left onto Whitworth Crescent

Turn right onto Riverdene Place

Turn right to stay on Riverdene Place

Arrive: Riverdene Place, Southampton SO18, UK





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



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 brochure, 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. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk.

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CODE FOR
HOME BUILDERS**

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