



Edward Place

Stylish retirement apartments | Walton-on-Thames



McCarthy & Stone

— Retirement living to the full —



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A warm welcome

Edward Place is a Retirement Living Plus development, brought to you by McCarthy & Stone.

Designed exclusively for the over 70s, this development comprises a selection of 51 one and two bedroom apartments, with flexible care and support packages available to suit your needs[^].

Edward Place benefits from a dedicated, friendly Estates Management team on-site 24 hours a day, providing peace of mind for homeowners. Stylish facilities include an elegant club lounge and bistro[^] to socialise with neighbours serving nutritional hot and cold food daily[^], courtyard landscaped gardens maintained to delight throughout the seasons and a salon[^] in which you can book an array of beauty treatments from manicures to having your hair done.

Edward Place is named after Edward Stevens, a professional English cricketer from Walton-on-Thames who played from 1756 - 1789.



Enjoy lunch with friends in the bistro-restaurant

"It's so lovely to be part of such a close knit community. The bistro creates sociable occasions, where homeowners come together and create lasting friendships."

Head Chef
Swift House, Maidenhead

[^]An extra charge applies.



A support and management team you can trust

Retirement Living Plus gives you much more than just a beautiful new apartment. We have a wonderful support and management team that are part of the McCarthy & Stone company at the heart of the development that you will get to know and trust.

Introducing YourLife

YourLife is regulated by the Care Quality Commission; each Estates Manager who leads the team at the development is personally registered with the Commission. To read the CQC's independent evaluation of our provision, please see: www.cqc.org.uk/search/yourlife**

We understand that to provide excellent customer service we need outstanding people. YourLife ensures that their staff have the skills to do a first rate job, invests in training and encourages career development. All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before they commence work alone at the development.

Domestic assistance is included

One hour of domestic assistance per week, per apartment is already included in your service charge, so many time consuming chores like bed changing and cleaning can be a thing of the past.

You can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. You can book these on a temporary basis, as a one-off or on a regular basis – the choice is yours. Unlike in a traditional care home environment, you will only pay for the support you need.



YourLife
Care and Management

**If you don't have internet access, we can print your reports on request.



"The staff are always willing to help, very patient and very very caring. I find it very reassuring that Dad has got staff 24 hours a day."

Relative of McCarthy & Stone homeowner



Flexible assistance and support

Retirement Living Plus is all about assisting you in living independently in your own home. If you require additional support today – or you think you might in the future – it's reassuring to know that you have a qualified, reliable and friendly team on your doorstep. Personal assistance and support services can be provided at an extra charge; from as little as 15 minutes per session, which can be increased and decreased to suit your needs.

Domestic assistance

If you want to add to the one hour of domestic assistance included in your weekly apartment service charge, you can add extra time to help with tasks such as changing the beds, shopping for groceries and posting letters.

Laundry service

The team can take care of all your laundry requirements, returning your clothes and other items washed, dried and ironed in 24 hours.

Lifestyle support

If you fancy a theatre or shopping trip, our team can provide companionship and support, helping you to get out and about.

Personal assistance

If required, we can help you with services such as going to bed and getting up in the morning, help with medication prompting and convalescence care. There's a whole host of services on offer.

If you think you would like to take advantage of these services, your Sales Executive can arrange a private, confidential Wellbeing Assessment with the Estates Manager, so you can be sure you have all the assistance and support you need from the moment you move in.

“Everyone is so friendly here and it's one of the reasons I moved. I often have to pinch myself in the morning to realise how lucky I am to be enjoying this new life.”



It's a wonderful life with McCarthy & Stone

You will be amazed by the array of lifestyle benefits that are on offer at a McCarthy & Stone development. Spend more time doing the things you love and with the privacy of your own apartment, you can socialise as much or as little as you like. Your Estates Management team are on hand to facilitate events and activities from game afternoons to film nights.

Typical social calendar*

Monday
Scrabble afternoon

Tuesday
Coffee morning

Wednesday
Film night

Thursday
Bridge club

Friday
Cheese & wine evening

Saturday
Day trip to the theatre

*Activities vary per development





“Since moving to Springhill House, I’ve more time to enjoy doing the things I love most. McCarthy & Stone has really opened up a new way of life for me. There’s so many opportunities to get involved and make new friends. It’s great to meet new people and continue building friendships – we’re very lucky!”

Homeowner
McCarthy & Stone





Typical living room



Typical master bedroom



Typical kitchen

Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Principles*, our high quality Retirement Living Plus apartments are carefully designed and built with pride and attention to detail. There's a fully fitted kitchen, a spacious level access shower room and to selected apartments, walk-in wardrobes and walk-out balconies. Chrome door furniture and walls painted in a neutral colour emulsion combine to make these truly desirable apartments.

Designed with you in mind

All Retirement Living Plus developments are wheelchair friendly and there's a secure mobility scooter room to store and charge your vehicle**. If bending and lifting is a concern, you'll notice that the ovens and plug sockets are a convenient height. There is also slip resistant tiling to the walk-in shower and lever taps for ease of use.

The safety features extend into the development where you'll find a lift and handrails along the hallways.

Peace of mind guaranteed

Knowing that help is at hand creates a sense of wellbeing. There's a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom, as well as on-site management 24 hours a day. You'll be able to see who's calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches. You can relax knowing that you are safe and secure.

*Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. **Spaces subject to availability.



Bistro

Example menu

Breakfast

Granola & Yogurt Fruit Board

Choose from the following items to build your own breakfast...

Farmhouse sausage, grilled bacon, mushrooms, tomato, hash brown, baked beans & eggs cooked to your liking

Lunch Bites

Baguettes & Sandwiches

Served on a choice of baguette or white/wholemeal bread with Kettle Chips® & a side salad

Jacket Potatoes

Freshly oven baked potatoes with a choice of fillings

Salads

A delicious selection of fresh and healthy salads

Main Meals

Cottage pie

Roast leg of lamb

Breast of chicken stuffed with broccoli and brie

Desserts

Sticky toffee pudding

Lemon and almond sponge

Banana split with chocolate sauce

Afternoon Tea

A selection of freshly made finger sandwiches, homemade cakes and scones served with fruit preserve and clotted cream, plus a hot beverage of your choice

Hot & Cold Beverages

Tea, coffee, fruit juices, canned drinks, still & sparkling water

Stylish facilities for you to enjoy

Outside of your apartment, there are extra facilities to enjoy. Socialise in the elegant club lounge & bistro restaurant[^] which serves hot and cold food daily, as well as drinks and snacks. There is also a bistro essentials shop for you to purchase everyday items such as bread and milk. Book beauty treatments in the salon[^] or spend your afternoon doing some light reading in the peaceful gardens. When family and friends come to visit, they can stay in our guest suite^{^#}, with TV and tea and coffee making facilities.



Relax and dine with friends in the club lounge & bistro restaurant[^]



Enjoy the beautiful landscaped gardens all year round



Typical guest suite for family and friends to stay^{^#}



Be pampered in the stylish salon[^]

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



Affordable Luxury*

Speciality Coffees

60p

Fruit Juices, Still & Sparkling Water

70p

Homemade Cake of the Day

75p

Two courses

£3.30

Three courses

£3.95

*Example prices are shown. Prices may vary per development.



Hampton Court



Edward Place

- | | | |
|--------------------------|-------------------------|--------------------------|
| 1 Sainsburys | 6 Costa | 11 Caffé Nero |
| 2 Starbucks | 7 The Walton Library | 12 Everyman Cinema |
| 3 Carluccio's | 8 Heart Shopping Centre | 13 Walton Baptist Church |
| 4 Giraffe | 9 Pizza Express | 14 Post Office |
| 5 Gourmet Burger Kitchen | 10 Wagamama | 15 M&S Foodhall & Café |

A desirable Riverside location

Situated in the affluent borough of Surrey, Walton-on-Thames is a truly desirable location for retirees. Mixing a vibrant town centre offering a vast array of amenities and attractions, with the relaxation of beautiful landscapes and river walks, those who make this stunning location their home can enjoy the best of both worlds.

Edward Place is located on Churchfield Road, just a 0.4 mile walk to The Heart Shopping Mall in the town centre. The mall benefits from an array of well-known department stores, a public library and a large Debenhams and Sainsburys.

If you are heading out for a coffee and catch up with friends or dining out for the evening, there are plenty of eateries to enjoy, from Starbucks and Costa coffee shops to Carluccios and Buenasado Argentine steakhouse.

For those who seek the tranquillity of the fresh outdoors, a Sunday stroll along the River Thames is one not to be missed. When friends and family are visiting why not head out to Hampton Court Palace, just 4.2 miles away. Spend the afternoon admiring its beautiful planted gardens and enjoy a picnic with the deer at Bushy Park!

Walton-on-Thames boasts excellent access to surrounding towns including Esher, Hampton and Twickenham, with the M3 and M25 on its doorstep. When travelling further afield, the railway station is located 1.5 miles from Edward Place and operates a direct line to London Waterloo in half an hour.

With all this on your doorstep, make your move to Edward Place today and enjoy all that this desirable town has to offer.



Walton-on-Thames restaurants



Hampton Court Palace



Next steps... To register your interest in Edward Place or for more information, please call **0800 201 4106**



Typical master bedroom



Typical second bedroom as study



Typical shower room

Your new apartment in detail

Apartment Features

General

- Double glazing
- Walk-in wardrobe to selected apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room
- Sky Q
- BT fibre
- Walk-out balconies or access to a patio to selected apartments

Shower Room

- Fitted shower room featuring a stylish rain shower, level access and slip resistant tiling to the walk-in shower
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

- Fitted kitchen with integrated NEFF fridge, freezer, microwave and ceramic hob
- High gloss units
- Mid-height oven
- Stylish grey worktops
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

Heating and finishes

- Panel heating
- Walls painted in a 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 by a personal pendant and pull points throughout your apartment
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment



10 Year Warranty

Your apartment comes with a 10 year NHBC warranty

Development Features

- Personal support packages available from the on-site CQC registered YourLife team^
- 24 hour on-site management team
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)
- Club lounge and bistro restaurant^
- Estates Manager and YourLife team
- Full wheelchair accessibility
- Guest suite^#
- Laundry room
- Salon^
- Lifts to all floors
- Landscaped garden professionally maintained throughout the year
- Mobility scooter store#
- Gated development with car parking available on-site^# (please ask a Sales Executive for more details)

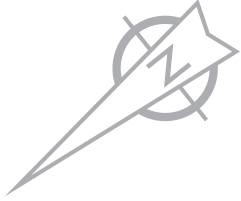


^Extra charge applies. #Subject to availability.

Computer generated image

Edward Place

Ground



Key

- 1 bedroom apartment
- 2 bedroom apartment
- Communal / Staff areas
- Postal numbers

- BT - Bistro restaurant
- CL - Club lounge
- DA - Dining area
- EN - Entrance
- GS - Guest suite
- KT - Kitchen
- L - Lift
- LD - Laundry room
- MS - Mobility scooter store
- OF - Office
- P - Plant
- RC - Reception
- RR - Refuse & recycling
- S - Stairs
- SA - Salon
- SF - Staff suite
- SS - Sub station
- T - Communal toilet







Edward Place

First



Key

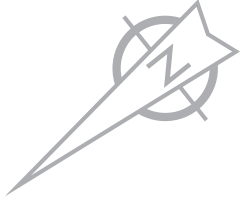
-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas
-  - Postal numbers

- L - Lift
- P - Plant
- S - Stairs







Edward Place

Second



Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas
-  - Postal numbers

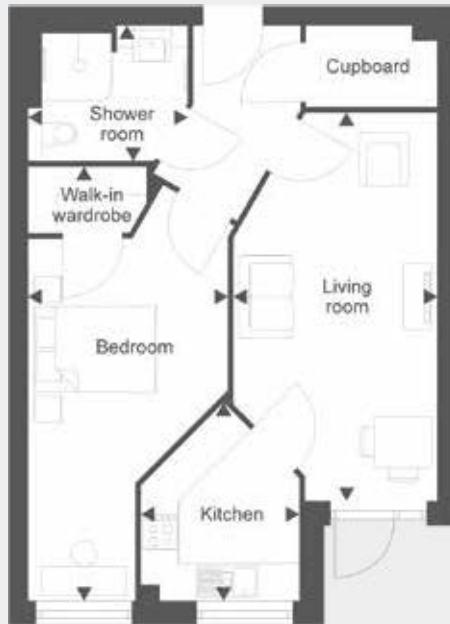
- L - Lift
- P - Plant
- S - Stairs



1 | 3 | 4 | 8 | 10 | 19 | 23 | 24
 26 | 27 | 31 | 33 | 41 | 45 | 46 | 48

Approximate room sizes:

Living room 20'1" x 10'6" / 3200mm x 6110mm	Bedroom 22'6" x 10'3" / 6846mm x 3133mm
Kitchen 10'4" x 8'3" / 3160mm x 2502mm	Shower room 7'0" x 7'4" / 2136mm x 2235mm



2 | 25

Approximate room sizes:

Living room 11'11" x 21'0" / 3628mm x 6404mm	Bedroom 2 10'2" x 16'2" / 2995mm x 4933mm
Kitchen 6'11" x 11'5" / 2100mm x 3478mm	Shower room 7'1" x 8'2" / 2147mm x 2500mm
Bedroom 1 16'1" x 10'0" / 4893mm x 3039mm	



Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

5 | 6 | 11 | 12 | 21 | 22 | 28 | 29 | 34 | 35 | 44

7 | 30

Approximate room sizes:

Living room 10'10" x 20'0" / 3302mm x 6099mm	Bedroom 2 10'0" x 21'3" / 3047mm x 6472mm
Kitchen 8'3" x 10'4" / 2505mm x 3160mm	Shower room 7'4" x 7'1" / 2227mm x 2155mm
Bedroom 1 10'3" x 17'4" / 3124mm x 5273mm	



Please note there is an oriel bay window to bedroom 1 in apartment 17 (plot 22).

Approximate room sizes:

Living room 10'7" x 20'0" / 3222mm x 6099mm	Bedroom 10'3" x 22'6" / 3127mm x 6845mm
Kitchen 8'3" x 10'4" / 2502mm x 3160mm	Shower room 7'4" x 7'1" / 2228mm x 2155mm



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Approximate room sizes:

Living room 10'10" x 20'0" / 3302mm x 6099mm	Bedroom 2 10'1" x 24'1" / 3077mm x 7335mm
Kitchen 8'3" x 10'4" / 2505mm x 3160mm	Shower room 9'3" x 7'1" / 2820mm x 2164mm
Bedroom 1 10'2" x 24'1" / 3094mm x 7335mm	



Approximate room sizes:

Living room 10'2" x 25'2" / 3109mm x 7675mm	Bedroom 10'9" x 17'3" / 3270mm x 5269mm
Kitchen 8'3" x 10'4" / 2505mm x 3160mm	Shower room 7'4" x 7'1" / 2227mm x 2155mm



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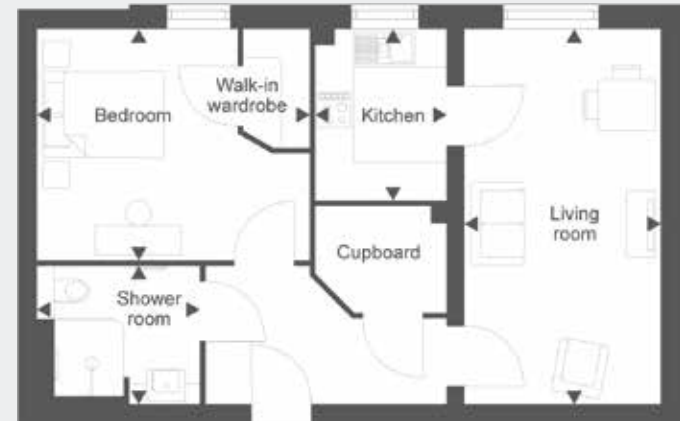
Approximate room sizes:

Living room 14'0" x 19'4" / 4275mm x 5899mm	Bedroom 2 10'5" x 15'2" / 3182mm x 4620mm
Kitchen 6'11" x 8'10" / 2100mm x 2700mm	Shower room 4'10" x 5'1" / 1472mm x 1547mm
Bedroom 1 15'2" x 12'1" / 4620mm x 3674mm	



Approximate room sizes:

Living room 19'4" x 10'2" / 5898mm x 3094mm	Bedroom 11'11" x 14'1" / 3503mm x 4298mm
Kitchen 8'10" x 6'10" / 2702mm x 2077mm	Shower room 6'9" x 7'7" / 2058mm x 2300mm



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Approximate room sizes:

Living room 23'3" x 10'10" / 7089mm x 3296mm	Bedroom 2 16'1" x 10'0" / 4898mm x 3048mm
Kitchen 10'4" x 8'3" / 3160mm x 2505mm	Shower room 7'1" x 7'4" / 2154mm x 2228mm
Bedroom 1 17'3" x 10'3" / 5268mm x 3125mm	



Approximate room sizes:

Living room 13'6" x 11'10" / 4108mm x 3599mm	Bedroom 15'7" x 9'4" / 4744mm x 2853mm
Kitchen 6'11" x 8'10" / 2100mm x 2700mm	Shower room 7'11" x 5'9" / 2404mm x 1755mm



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43

Approximate room sizes:

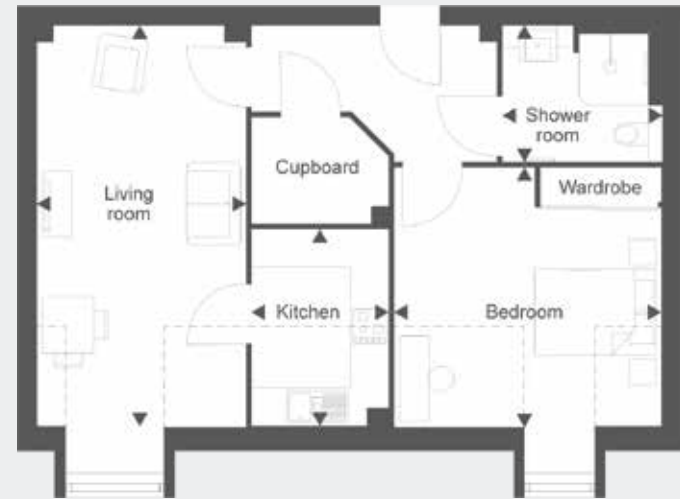
Living room 18'3" x 11'0" / 5556mm x 3350mm	Bedroom 13'11" x 14'8" / 4245mm x 4476mm
Kitchen 17'5" x 10'7" / 5301mm x 3226mm	Shower room 6'1" x 9'8" / 1843mm x 2947mm



49

Approximate room sizes:

Living room 10'9" x 20'7" / 3284mm x 6286mm	Bedroom 13'9" x 11'3" / 4199mm x 3438mm
Kitchen 7'1" x 10'2" / 2165mm x 3095mm	Shower room 8'2" x 7'0" / 2497mm x 2143mm



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Approximate room sizes:

Living room

17'7" x 19'2" / 5361mm x 5848mm

Kitchen

13'6" x 10'7" / 4108mm x 3227mm

Bedroom 1

19'3" x 19'6" / 5861mm x 5947mm

Bedroom 2

12'6" x 13'11" / 3822mm x 4243mm

Shower room

8'3" x 7'1" / 2507mm x 2154mm

Cloakroom

4'0" x 7'11" / 1227mm x 2423mm



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50

Approximate room sizes:

Living room 10'9" x 20'7" / 3284mm x 6286mm	Bedroom 13'9" x 13'4" / 4199mm x 4076mm
Kitchen 7'1" x 10'2" / 2165mm x 3095mm	Shower room 8'2" x 7'0" / 2497mm x 2143mm



51

Approximate room sizes:

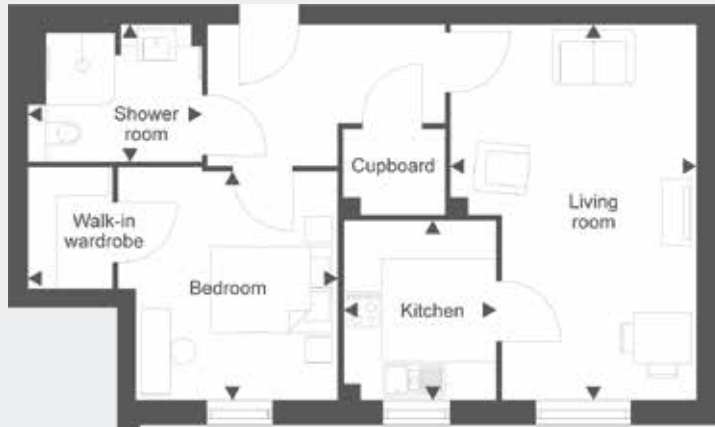
Living room 13'10" x 15'11" / 4229mm x 4860mm	Bedroom 2 9'0" x 16'5" / 2755mm x 5008mm
Kitchen 6'11" x 10'2" / 2120mm x 3097mm	Shower room 9'0" x 7'0" / 2740mm x 2144mm
Bedroom 1 11'10" x 13'4" / 3614mm x 4066mm	Cloakroom 4'11" x 5'1" / 1495mm x 1538mm



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Approximate room sizes:

Living room 12'8" x 19'4" / 3864mm x 5882mm	Bedroom 16'0" x 12'0" / 4875mm x 3664mm
Kitchen 7'11" x 9'3" / 2420mm x 2828mm	Shower room 8'1" x 6'8" / 2462mm x 2033mm



We'll help you make the move

Meet with our dedicated Sales Executive to find out more about apartment plans and prices and reserve the apartment of your choice.

Once you've reserved your apartment, you can sit back and relax. We will assist you every step of the way, from de-cluttering and packing to working closely with your estate agent. After all, we have years of experience in helping people move.

Call us on **0800 201 4106** or visit
mccarthyandstone.co.uk/edward-place

Find out more

For more information please call

0800 201 4106 or visit

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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. McCarthy & Stone Retirement Lifestyles Limited, 2 Genesis Business Park, Albert Drive, Woking, Surrey, GU21 5RW.

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