

FRIARY MEADOW

TITCHFIELD • HAMPSHIRE

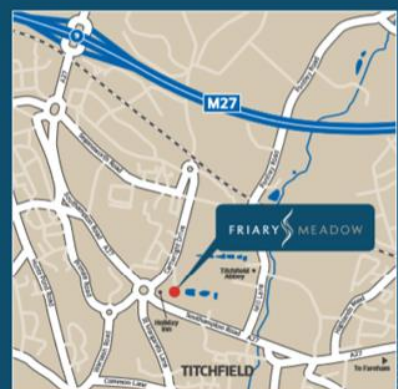
Friary Meadow. Set in a quiet, secluded location with beautifully landscaped gardens on the edge of mature countryside and the site of a new Country Park.



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YOUR NEW BEGINNING AT

FRIARY MEADOW

Enjoy your retirement exactly how you want, living life the way you choose

Whether approaching retirement or already retired, you deserve to enjoy a fulfilling, worry-free life ahead. Friary Meadow offers a choice of luxury two or three bedroom properties, set within a landmark retirement development and access to flexible on-site services should you ever need support.



Our services include:

- Shopping
- Laundry, washing and ironing
- Housework and cleaning
- Minibus for trips and excursions
- Personal care in your home
- WIFI in the communal areas
- Car parking for you and your guests
- Golf buggy



Our Facilities: You can catch up with friends, family and neighbours in the coffee shop or the fully licensed bar. We have a movie room where you can enjoy a film or watch sport on the big screen.

Friary Meadow has its own, private residents' restaurant serving a three course hot lunch menu every day.



Keeping active: We all know it's important to keep active so, if you like to walk, Friary Meadow is adjacent to the new Abbey Meadow Country Park and lakes which offer great fishing. If you prefer something more strenuous you can join the Holiday Inn Spirit Health Club on the doorstep or play golf at the nearby Skylark Country Club.



Properties

Moving to a traditional private residence maintains your independence, but can you really be sure it will serve your needs in years to come? Friary Meadow offers a better alternative - a choice of luxury two or three bedroom properties



Apartments:

Angelica: A selection of 2-bedroom apartments on lower ground, ground and first floor. These are spread over 3 blocks all with a direct link to the main reception and communal areas.

Chamomile: A selection of 3-bedroom houses with their own terrace and 2-bedroom apartments on ground and first floors.

Sage: A selection of 2-bedroom apartments on ground and first floors.

Houses and Bungalows:

Fennel, Meadowsweet, Parsley, Marigold, Rosemary and Lavender Bungalows: A selection of 2-bedroom bungalows; some with a garage.

Burdock, Comfrey, Thyme and Chamomile Houses: A selection of 3-bedroom houses.



Specification: Every home has been designed to make life as comfortable and safe as possible, whatever your mobility or needs may demand. A typical specification includes a fully integrated kitchen - level-access shower room (most are en suite) - second bathroom or WC - gas fired central heating - wooden flooring and fitted carpets - storage cupboards - necklace/bracelet type monitors - broadband/TV/satellite/radio/telephone points. The majority of properties include a balcony or terrace.



We will go the extra mile because we know the details matter

Key facts

Retiring to Friary Meadow offers benefits, one of the most important is the availability, if and when you ever need it, of 'Extra Care' on-site. As a provider of personal care, we aim to provide our residents with a 'home for life' thanks to the availability of professional assistance and support.

'Extra' care

Care Quality Commission registered, Friary Meadow Limited employs a professionally qualified team providing tailored care packages and any other help that may be needed, including cleaning and maintenance. Our friendly, local team will be on hand 24 hours per day 7 days a week to respond to any emergency. Care costs are £1,000s less than they would be if provided by an outside agency.

Peace of Mind

Your safety and security is paramount so CCTV cameras are monitored 24/7 by on-site staff. Vehicle entry is by fob and visitors can buzz through to your property using the key pad but other visitors will have to call reception.

Management Company

Friary Meadow Limited is a 'not for profit' management company. When you buy a property, you'll get a share in this company – giving you and your neighbours, real control over the fees and how Friary Meadow is managed.

Directors of Friary Meadow Limited have initially been appointed by the landlord, but will ultimately be appointed by residents.

Charges

An annual service charge covers the cost of all onsite staff, building maintenance and insurance, repairs and cleaning to communal areas plus upkeep of the grounds etc. It also includes 1.5 hours of service each week, in every property, which most people will use for cleaning or laundry. Car Parking spaces will cost £250 per year with the fee going towards the general maintenance of the village. See our Fees and Savings Sheet for more details.

Finance

Financial products are available to assist with your purchase including part exchange or a mortgage for life.

If your savings fall below £23,250 the Council will help you meet care costs. While you or your partner are living in the property, its value cannot be taken into account when assessing your savings, nor can you be asked to sell or borrow against it i.e. the equity is protected.

Selling your Property

An event fee will be payable (totalling 3% of the value of your property +VAT) when it is sold. This fee covers the cost of us selling on your behalf, at a price you decide. The event fee will depend on the property prices at the time of sale, as well as how long you have owned the property, so we'll provide an example of what this figure might be on reservation. We will also manage and pay the upfront cost of preparing the property for resale, to maximise its value and claim this back when you sell.

Disclaimer

This brochure is only a general outline for the guidance of intended purchasers and nothing stated or anything we've said about the development or individual properties are part of an offer or contract. You should only use floor plans in this brochure as a general guide. The service charge, ground rent and fees will be 'key terms' in the lease if you buy a property at Friary Meadow and we encourage you to discuss them with your solicitor. Reasonable endeavours have been made to ensure the information given in this brochure and our marketing literature is materially correct but any intending purchasers or lessees should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. Any Government figures are correct at the time of publication.



Proper logos



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