

FRIARY MEADOW
TITCHFIELD • HAMPSHIRE

Enjoy an independent lifestyle without going it alone



Quality living for the over 55s in a landmark Titchfield community





The lifestyle you deserve...

Whether approaching retirement or already retired, you deserve to enjoy a fulfilling, worry-free life ahead. Moving to a smaller, traditional private residence maintains your independence, but may not serve your needs in years to come.

Friary Meadow offers a better alternative

There is a range of luxury two or three bedroom properties with access to flexible on-site services should you ever need support. Here you will be able to relax with neighbours, friends and family in the beautiful landscaped gardens, fully licensed bars, restaurant, café or cinema room.

Set in a quiet location on the edge of mature countryside and a new Country Park, Friary Meadow is just 2 miles from the M27.

Keeping active

We all know it's important to keep active so, if you like to walk, Friary Meadow is next to the new Abbey Meadow Country Park and the adjacent lakes also offer fishing. For something a little more strenuous you can join the Spirit Health Club on the doorstep or play golf at nearby Skylark Country Club. The Hamble Estuary is just 4 miles away providing multiple water based leisure opportunities!

Services and facilities

- Laundry, washing and ironing
- Housework and cleaning
- Minibus for trips / excursions
- Personal care in your home should you ever need it
- WIFI in communal areas
- Car parking for you and your guests
- Golf buggy for access around the village
- Cinema room
- On-site maintenance





in the surroundings you want

Friary Meadow is designed to make your life as easy as possible, set in a truly beautiful location with a wide range of accommodation options including apartments, bungalows and houses.

High specification at Friary Meadow

Every home has been designed to make life as comfortable as possible. A typical specification includes: fully integrated kitchen, level-access shower room, second bathroom or WC, gas-fired central heating, wooden flooring and fitted carpets plus emergency monitoring system. The majority of properties also include a private balcony or terrace.



Angelica Apartments



Sage Apartments



Houses



Bungalows

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

Chamomile: A selection of seven 3-bedroom houses and eight 2-bedroom apartments on ground and first floors.

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

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

Burdock, Comfrey, Thyme: A selection of six 3-bedroom houses.

Key Facts

Extra Care

One of the key benefits at Friary Meadow is 'Extra Care' on site. We are Care Quality Commission registered and employ a fully 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 a day, 7 days a week to respond to any emergency. Care costs are much less than they would be if provided by an outside agency and you will only pay for them if you ever use them.

Peace of Mind

Your safety and security are paramount so there is CCTV across the site. Entry is by fob and visitors can buzz through to your property using the key pad but other visitors will have to call reception.

Charges

An annual service charge covers the cost of on-site 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 cost £250 per year with the fee going towards the general maintenance of the village. See our management information sheet for more details.

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 have initially been appointed by the developer but will ultimately be appointed by residents.

Finance

Part-exchange or mortgage-for-life products may be available to assist with your purchase (please take independent advice) and 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, property 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.



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www.friarymeadow.co.uk

Get full details of properties, facilities and flexible services at Friary Meadow.

Contact us now to arrange a 'no obligation' visit.

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. The service charge, ground rent and event fees are 'key terms' in the lease when 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/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 publishing.