Castle View Windsor

Windsor Living with Peace of Mind

Independent lifestyle apartments for the over 55s

OPENING AUTUMN 2018
Castle View is a new development by Castle Retirement Living in the heart of Windsor’s residential community. The 64 apartments for sale are contemporarily designed for people over 55 years old who wish to live independently. They are accompanied by great community facilities to ensure residents can have privacy when they wish, but can also enjoy the benefits of socialising with like minded people.

The project has evolved from the very best thinking from the UK and overseas senior living designs. The 1, 2 and 2 Bedroom Plus apartments will be of a high quality specification, most with balconies or outdoor space, and each is designed on a single level.

Residents will enjoy a lounge and a café in which coffee, tea and meals will be served, and events run periodically. This area, and the adjacent 24/7 reception, will be run by our in-house team who will ensure that all services and facilities are operated to a high standard. On the fourth floor is the residents’ sky lounge, bar and garden with spectacular views over Windsor Castle and St. Leonards Hill. The rooftop lounge will be available to all residents and can be used to hold events or private functions.

A secure underground car park, with lifts to each floor, will ensure easy access to all the apartments and facilities.
Relief Road Spur A332
Helston Lane
Apartments
Care Home
Rooftop sky lounge and garden
Reception
Windsor Mencap
British Red Cross
Helston Lane
Clarence Road

Windsor Living with Peace of Mind
Living in Windsor

Castle View is situated on Helston Lane, approximately a mile west of Windsor town centre. Windsor has excellent facilities ranging from the historic castle area, extensive shops and restaurants, the Theatre Royal and a comprehensive leisure centre. Extensive transport links provide easy access to London by rail and coach, and quick access to the motorway network with the M4 less than 2 miles away. Local buses provide easy access to the centre of Windsor and to the surrounding area.
**Castle View Windsor**

**Quality Apartments**

Every apartment at Castle View has been thoughtfully planned and specified to provide a beautiful, contemporary, convenient home. Gas fired central heating, a generous number of power points and a mechanical ventilation system are provided throughout. High quality fixtures and fittings have been selected and include:

**Kitchens**
- Ergonomically designed kitchens
- High-quality fitted units
- Composite stone work surfaces
- Stainless steel wall mounted Neff oven and microwave
- Integrated Dishwasher
- Integrated fridge and freezer
- Electric hob
- Extractor hood
- 1 1/2 bowl unit with mixer tap
- Integrated waste bins
- LED strip lighting under wall units
- Under floor heating
- Adjustable spotlighting

**Utility Cupboard**
- Washing Machine
- Tumble Dryer
- Storage

**Bathrooms**
- All two bed apartments have an en suite walk in non slip shower and a bath in the separate bathroom
- All one bed apartments have a bath with a shower head or a full height walk in non slip shower
- Mirror fronted bespoke vanity unit
- Shaver points
- Heated towel rail
- Under floor heating
- Adjustable spotlighting

**Living Area**
- Telephone and Sky TV sockets
- Recessed lighting

**Bedrooms**
- Built in wardrobes
- Sky socket
- Pendant lighting

**Internal finish**
- Smooth, white ceilings throughout
- Rooms painted to a high standard
- Oak veneer interior doors

**Security**
- Video Entry System
- Outside lights in all communal areas
- 24-hour emergency call system to on-site team

**Fire Security**
- Heat sensors in each apartment
- Smoke detector in each apartment
- Heat and smoke detector linked to 24/7 site presence
- Sprinklers in all corridors and common areas
Computer generated image showing a proposed typical kitchen layout (for indicative purposes only).

Windsor Living with Peace of Mind
Apartment Choices

The apartments are arranged on the ground, first, second, third and rooftop. Each apartment is on a single level.

The 64 apartments have been designed to appeal to a range of residents and include:

1 bedroom apartments comprising approximately 616 sq ft, including a living/dining area, kitchen, bedroom, bathroom and balcony

2 bedroom apartments comprising approximately 850 sq ft, including a living/dining area, kitchen, 2 bedrooms, 2 bathrooms and balcony

2 bedroom plus apartments comprising approximately 1,115 sq ft, including a living/dining area, kitchen, 2 bedrooms, additional bedroom/study, 2 bathrooms and balcony

Rooftop apartments - a selection of five 1-2 bedroom rooftop apartments, more detail will be available in 2018.

Examples of apartment layouts are provided on the following pages.

Facilities

Each apartment has a private entrance and all floors are accessible by lift from the basement car park. There is a link from the adjoining care home at ground floor level.

At ground floor reception, there is a lounge/café and concierge. On the 4th floor, there are rooftop patio and lounge/bar/function area for events and entertaining, with stunning views of Windsor and the Castle.

There will be an on-site reception/security presence 24/7.
Two Bedroom unit example (ground floor)

Two Bedroom unit example

Windsor Living with Peace of Mind
Two Bedroom unit example

One Bedroom unit example
Windsor Living with Peace of Mind

One Bedroom unit example

Picture for indicative purposes only.

Finalising finishes selected for various parts of the building.
Castle View Windsor

FLOOR PLANS AND SCHEDULES OF ACCOMMODATION

Reception
Ground Floor Communal Areas

- Library
- Visitor Washroom
- Main Entrance
- Lounge Area
- Private Dining Room
- Reception
- Bar Seating
- Bar
- Café and Restaurant
- Patio Area

Windsor Living with Peace of Mind
Castle View Windsor

Rooftop Sky Lounge
Rooftop Sky Lounge

This great amenity will contain a bar and seating areas, to relax and socialise with friends and neighbours while enjoying views across Windsor.
Castle View Windsor

Rooftop Sky Lounge
Private Dining

Windsor Living with Peace of Mind
Computer generated image showing a proposed typical bathroom layout (for indicative purposes only).
Windsor Living with Peace of Mind

All pictures on this page are for indicative purposes only to show intended style and specification.
Castle View Windsor

FLOOR PLANS AND SCHEDULES OF ACCOMMODATION

Ground Floor

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Total: 11 apartments

2 Bed Plus apartment
2 Bed apartment
1 Bed apartment
First Floor

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Total 16 apartments
## Castle View Windsor

### Second Floor

#### Floor Plans and Schedules of Accommodation

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**Total 16 apartments**
### Third Floor

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**Total 16 apartments**

### Floor Plan

- **2 Bed Plus apartment**
- **2 Bed apartment**
- **1 Bed apartment**

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**Windsor Living with Peace of Mind**

[Castle Retirement Living Logo]
Fourth Floor

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Total: 5 apartments
Site Plan

Relief Road Spur  A332
Helston Lane

Apartments
Reception

Windsor Mencap
Ground Floor Communal Areas

British Red Cross

Windsor Living with Peace of Mind

The pictures on this page are for indicative purposes only to show intended style and specification.
Living at Castle View

Castle View has been designed specifically for people over 55 years old who may wish to live independently in a beautiful home meeting their future needs, with the knowledge that a little help and support is available should it be needed.

Residents have the comfort of knowing that the fabric of the building and all the communal facilities will be maintained centrally to the highest standards, allowing them to enjoy their life to the full.

Assisted living packages will be available for people who need a little extra help in maintaining an independent lifestyle. There will be a range of services available including meals, housekeeping, laundry and domiciliary assistance. These will be tailored to the needs of individuals, to ensure that high-quality support is provided.

In addition, a new care home, run by the leading operator Care UK, will be built adjacent to the Castle View apartments.

Above is a Computer generated image of a typical balcony layout. All other pictures on this page are for indicative purposes only to show intended style and specification.
Buying an apartment

Apartments will be sold on a long leasehold basis, which ensures that the building and central facilities will be professionally maintained, and all services provided will be of a high quality. Residents will pay an annual service charge which covers the running cost of the building and communal facilities and the cost of maintenance. This means that apartment owners will only be responsible for their periodic internal decoration costs and usual bills such as council tax and power. The service charge will also include a sinking fund to accrue for major expenditure.

Deferred Management Fee

A substantial investment has been made in land, buildings and equipment for the high quality communal facilities, intended to enhance the quality of life and amenities for residents. These costs are not covered in the initial selling price of the apartments. Accordingly, upon sale of your apartment in the open market, Castle Retirement Living Management will retain a deferred management fee based on the duration of the ownership. This is based on 4% of the sales price for each year (or part year) of occupation for the first five years of residency and capped at 20% of the sale price thereafter.
Car Parking

The Castle View basement car park is safe, secure and spacious. Car park spaces have been oversized to allow free movement in and out of your car. There are two lifts to all floors for easy access to your apartment and facilities, such as the Queens View - Sky Lounge.

Security is paramount and the car park will be monitored by CCTV as well as a security barrier access.

To secure a car park space it needs to be purchased. It can be sold at any time separate to your apartment.

Visitors Parking

There will be some visitor parking at ground level.

Basement storage

The generous basement has enabled the inclusion of storage capacity cases, both wall mounted and floor mounted on 25 car parking spaces.

These have been designed for items residents may not wish to keep in their apartment, such as, golf clubs, tennis rackets, Christmas decorations, tools and items that are only needed occasionally.

Residents will have the option to buy or rent this secure basement storage.
FREQUENTLY ASKED QUESTIONS

Q: Do I provide carpets?
A: Yes. Flooring is provided in the kitchen and bathroom(s), but you are responsible for the carpet or flooring of your choice in the bedrooms and living area. We will help advise on carpet thickness to ensure smooth operation of internal doors.

Q: What else will I need to provide?
A: Your apartment will be painted in a neutral style. You are free to arrange any other colour schemes or finishes you might like. You are responsible for supplying all furniture and curtains. The living area, kitchen and bathrooms are fitted with spotlights, lampshades for the pendant lighting in the bedrooms will need to be supplied.

Q: What bills will I be responsible for?
A: You will be responsible for all utility bills and council tax as you are currently. However, gas central heating, electricity and water will be provided centrally and metered out to each apartment. You will find meters in your store/utility cupboard so you can monitor and control your usage. Bills will be provided by Castle View Retirement Living.

Castle View will not receive a council tax banding until the development is completed, however you could broadly expect it to be similar to what you are paying now.

You will be responsible for all TV, telephone and broadband bills.

Q: Is there any noise prevention?
A: Castle View is being built using a concrete mainframe and solid concrete walls. They are nearly a foot thick. As well as being structurally sound and fire proof, they provide the added advantage of comprehensive sound insulation.

Q: Can I have a pet?
A: If you already own a pet, then you are permitted to bring it with you. Pets are allowed in the ground floor apartments only, as long as they are not causing a nuisance to your neighbours or other residents.

Q: Will I have a parking space?
A: We have spent over £3m building a discrete, secure and spacious basement car park. This has many advantages, not least, that residents aren’t looking out at an enormous car park from their apartments. To go some way in recouping that cost and provide fairness in allocation of car park spaces, you can purchase a parking space for £25,000. If you find you no longer require it, you can sell it at any time, separate to your apartment.

Q: Can visitors stay?
A: Anyone is welcome to stay as your guest in your apartment. Castle View do not provide a guest room as Castle View has been built with local people in mind and their friends and family will therefore, in the main, be local to the village.

Q: Is there visitors parking?
A: Yes there will be a number of visitor car park spaces at ground level.
Reservations
Apartments can be reserved off-plan on payment of a £2,500 deposit. The apartments will be ready for occupancy in October 2018.

Further Information
For any reservation enquiries please contact our village advisor Ruth Wilson on 01753 378 127
or your local estate agents Savills and Horler & Associates, who can also advise on sales options for your own home.

Georgie Roberts 01753 834 600
Richard Horler 01753 621 234

Or visit www.castleviewwindsor.co.uk