

Artist Impression



Malpas Court

Retirement apartments in Northallerton



 **Assisted
LIVING**
from McCarthy & Stone





Welcome to Malpas Court

Set in the market town of Northallerton, Malpas Court is a beautiful Assisted Living development of 50 one and two bedroom retirement apartments exclusively for the over 70s, with care and support on hand as and when needed.

Malpas Court has everything you need to continue to live independently, there is a qualified care team who provide support and assistance when needed plus management are on site 24 hours a day. The on site restaurant serves a freshly prepared daily meal* and tea and coffee are available all day in the lounge.



*An extra charge applies.



"The support I receive from the team at McCarthy & Stone makes life easier..."

Homeowner, Goodes Court, Royston



Picture yourself here

Picture yourself in a spacious and stunning new apartment. Our high quality Assisted Living apartments are carefully designed and built with pride and attention to detail. There's a fully fitted kitchen, a spacious bathroom with a walk in shower and Juliet balcony to selected apartments. Sit back and enjoy the lifestyle that Assisted Living offers here at Malpas Court.

Designed with you in mind

All Assisted Living 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 waist height. There's also slip resistant flooring in the bathroom, a walk in shower and lever taps for ease of use.

The features extend into the development where you'll find a lift and grab rails 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.

Energy efficiency comes as standard

Malpas Court has been built with energy efficiency in mind. Other features such as double glazing can help you save on those energy bills.

**Spaces subject to availability. †Ask your sales consultant for details.



Your
pet is
welcome
too†

*"I feel very safe and secure
and any concerns are dealt
with efficiently."*

Homeowner, Royston, CQC Report



Living life at Maplas Court

Outside of your apartment, there are extra facilities to enjoy. At the heart of the development is the table service restaurant where you can have a freshly cooked lunch at a modest cost, often made with locally sourced ingredients, every day of the year. Special dietary requirements are catered for and your friends and family are welcome to book.

For those special occasions, a function room is available and the resident chef can work with you to cater for the event.

Enjoy the development

You can enjoy tea and coffee with your new neighbours in the lounge. There is a fully equipped laundry in the development for all your washing, drying and ironing needs. The machines are helpfully raised, so there's no need to bend and lift.

We also have guest ensuite accommodation with TV and tea and coffee making facilities available for your friends and family to stay at a small charge*, making it easier for you to have your loved ones to stay.

Socialising with new friends

We find that our homeowners in each location set the social tone of a development – but your Estates Management team are on hand to facilitate social events and activities that you can choose to be part of. Typically, you'll find there are book clubs, film nights and day trips which can be booked. You can invite your friends and family to dine with you at the development, participate in the events and celebrate all the major occasions throughout the year. There's always something going on that you can choose to be part of.

*£25 per night at time of going to press





A care and management team you can trust

Assisted Living gives you much more than just a beautiful new apartment. We have a wonderful care and management team at the heart of the development that you will get to know and trust.



Introducing YourLife

Our specialist company, YourLife is regulated by the Care Quality Commission* – and 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 care and support you need.



YourLife
Care and Management

*In Scotland, the care regulator is the Care Inspectorate. In Wales, the care regulator is the Care and Social Services Inspectorate. **If you don't have internet access, we can print your reports on request.



*"I can live my life my way here
in my own home – and the help
and care I receive enables me
to do that."*

*CQC Report, Farringford Court,
Lymington February 2013*

Lifestyle support



Flexible care and support

Assisted Living is all about assisting you in living independently in your own home. If you require additional care and 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. Here are the types of personal care and support services they can provide at an extra charge. This can be 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 care

We can help you with 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, then your Professional Advisor and Sales Consultant can arrange a private, confidential wellbeing Assessment with the Estates Manager, so you can be sure you have all the care and support you need from the moment you move in.





clean
shine
furniture polish



Features at Malpas Court

Apartment Features



General

- Double glazing
- Juliet balcony to selected apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

Bathroom

- Fitted and tiled bath and level access shower
- Slip resistant flooring
- Ensuite shower room to selected apartments
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

- Fitted kitchen with integrated fridge, freezer, ceramic hob
- Single oven
- Cooker hood
- Stainless steel sink with lever taps
- Electrically operated kitchen window
- Under pelmet lighting

Heating and finishes

- Electric slimline heaters
- Oak veneered doors
- Chrome door furniture
- Fitted wardrobe in master bedroom

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided by a personal pendant with call point in bathroom
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment



Development Features

- Lounge
- Table service restaurant^
- 24 hour on-site management
- Estates Manager and YourLife team
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)
- Personal care packages available from the on-site CQC registered YourLife team^
- Full wheelchair accessibility
- Guest suite^
- Function room
- Laundry
- Lifts to all floors
- Mobility scooter store
- Car parking available on-site to permit holders^# (please ask a sales consultant for more details)

^Extra charge applies #Subject to availability







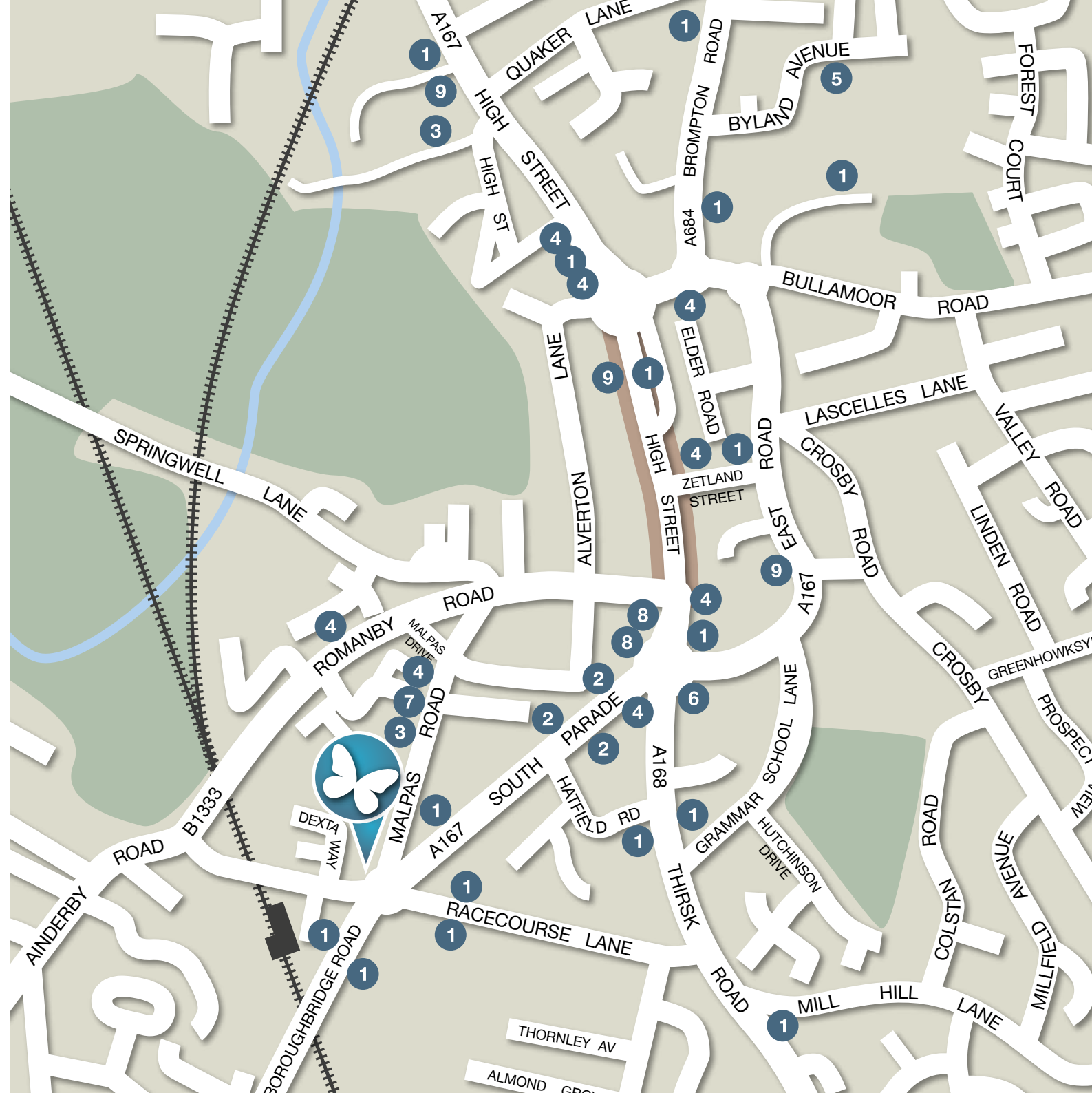
**Malpas
Court**

- 1 Bus Stop
- 2 Dentists
- 3 Doctors
- 4 Hairdresser
- 5 Hospital
- 6 Library
- 7 Pharmacy
- 8 Post Office
- 9 Supermarket

Key

-  Shopping
-  Amenity

Map not to scale. Contains Ordnance Survey data © Crown copyright and database right 2014.



Life in Northallerton

Malpas Court is an Assisted Living development located in the affluent market town of Northallerton, 30 miles north of York. Established as a market town in the 13th century Northallerton still holds regular market days along the bustling high street as well as a monthly farmers market which sells a variety of local produce and food.

The town centre offers a variety of shops including many high street names as well as independent retailers including a family run department store. There are also 3 major supermarkets in Northallerton offering a wide variety of choice for residents of the town.

There are good transport links by bus, with several operators providing local services in and around Northallerton plus the train station located on Boroughbridge Road offers links to Regional and National destinations including York, Newcastle and London. Located between the A1 & A19 Northallerton is ideally placed to travel further a field by road.

Nestled between the North York Moors National Park to the east and the Yorkshire Dales National Park to the west; Northallerton is surrounded by some of the most picturesque countryside in the Region.



Next steps... To register your interest in Malpas Court at Northallerton, or to find out more, call us on 01609 773 874.

Local area images: All Saints Church, High Street, Barkers Arcade

Development Overview

Site & Lower Ground Floor



MILL LANE



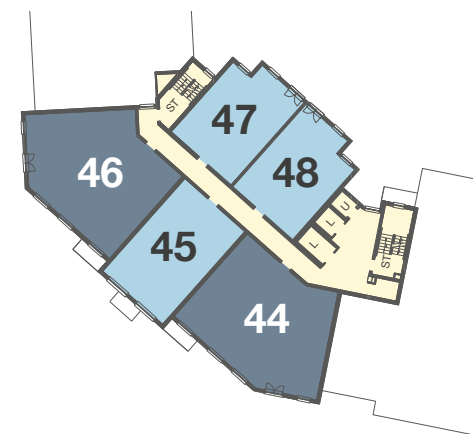
First Floor



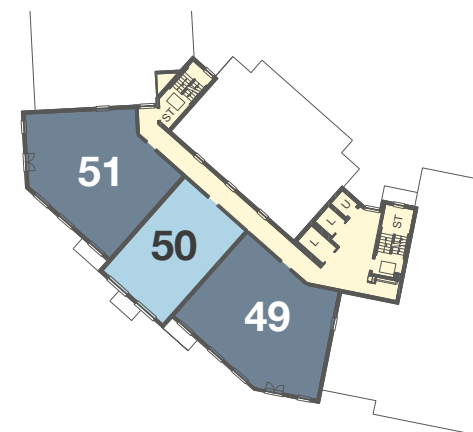
Site & Ground Floor



Second Floor



Third Floor

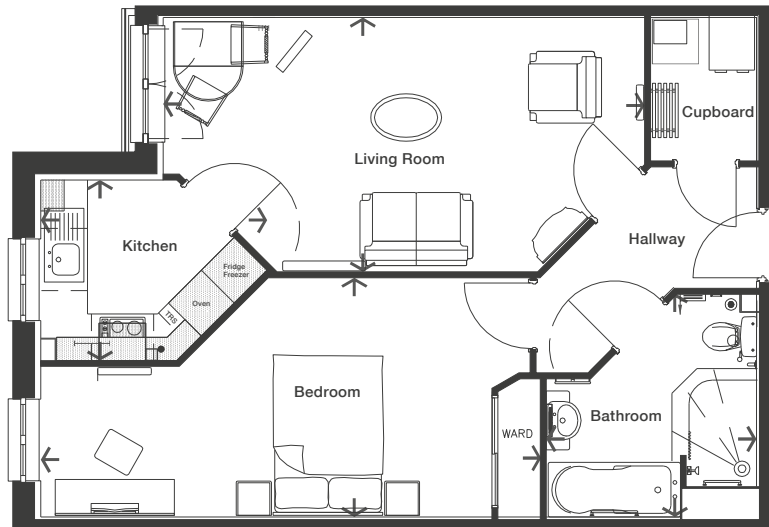


- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- ENT - Entrance
- KR - Kitchen Refuse
- L - Lift
- LKR - Staff Locker Room
- MSCP - Mobility Scooter Charging Room
- OFF - Office

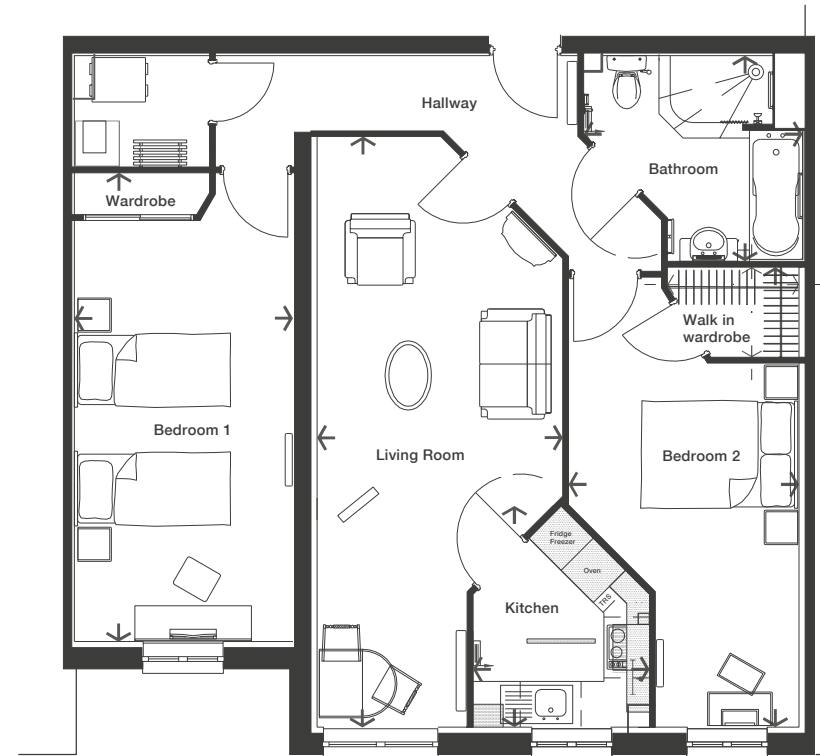
- SDR - Staff Day Room
- SNR - Staff Night Room
- S-S - Sub-Station
- ST - Stairs
- STO - Kitchen Store
- U - Utility Room
- WC - Toilet

Typical one bedroom apartment



| | | |
|--------------------|---------------|-------------------|
| Living Room (Max.) | 20'4" x 10'9" | (6195mm x 3274mm) |
| Kitchen (Max.) | 9'7" x 7'8" | (2912mm x 2325mm) |
| Bedroom (Max.) | 21'1" x 10'1" | (6429mm x 3080mm) |
| Bathroom (Max.) | 8'10" x 9'5" | (2705mm x 2880mm) |

Typical two bedroom apartment



| | | |
|--------------------|----------------|-------------------|
| Living Room (Max.) | 25'6" x 10'7" | (7770mm x 3230mm) |
| Kitchen (Max.) | 9'7" x 7'8" | (2912mm x 2325mm) |
| Bedroom 1 (Max.) | 20'3" x 9'5" | (6168mm x 2875mm) |
| Bedroom 2 (Max.) | 19'10" x 10'0" | (6052mm x 3036mm) |
| Bathroom (Max.) | 9'5" x 8'10" | (2880mm x 2689mm) |

See individual apartment plans for specific details. 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 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 Consultant before travelling to view.

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We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AL or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated image - development may be subject to variations in appearance, gardens indicate several years growth. 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 Consultant before travelling to view. Details correct at time of print.

A development by McCarthy & Stone Retirement Lifestyles Limited,
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Cheshire WA14 5GL. Tel: 0161 926 2655

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Directions to Malpas Court, Northallerton

Malpas Road, Northallerton, North Yorkshire DL7 8TG

Travelling along the A1 turn off on junction 51 and join the A684 Bedale Road travelling through Leeming Bar and Morton on Swale at the round about with the A167 take the first exit along Boroughbridge Road heading into Northallerton, at the roundabout with Racecourse Road take the second exit and Malpas Court is on your left.

Travelling along the A19 take the exit for the A684 and travel through Ellberbeck, Winton and Brompton this road will lead you into Northallerton. At the roundabout with the A167 take the first exit onto the A167 then immediately at the mini roundabout ahead take the second exit onto the A167 East Road, carry along and at the roundabout with the B133 take the second exit continuing along the A167 (South Parade) at the next roundabout take the third exit onto Malpas Road and the development is on your left hand side.

YourLife
Care and Management


McCarthy & Stone