

Artist Impression



## Talbot Court

Retirement apartments in the heart of Bridgnorth



 **Assisted  
LIVING**  
from McCarthy & Stone









# Welcome to Talbot Court

Situated in the heart of Bridgnorth, Talbot Court is a beautiful Assisted Living development of 58 one and two bedroom apartments, designed for the over 70s, with care and support on hand as and when you need it. Less than 150 metres from the High Street in the popular High Town area of the town, overlooking the Severn valley, Talbot Court is in a convenient and enviable location.

With management on site 24 hours a day and a qualified care team on site, a table service restaurant\* serving freshly prepared meals and a homeowners' lounge with tea and coffee available all day, the development has everything you need to continue to live independently.



\*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. Designed to the Lifetime Homes Standard\*, 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 balconies in some apartments. You can just sit back and enjoy the views.

### 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

Talbot Court has been built with energy efficiency in mind. The development has underfloor heating throughout, producing a consistent temperature within your apartment. Other features such as double glazing can help you save on those energy bills.

\*Lifetime homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.

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





Your  
pet is  
welcome  
too<sup>†</sup>

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

*Homeowner, Royston, CQC Report*



## Living life at Talbot 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, taking in the views of the landscaped gardens. 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.

### Relax in the landscaped gardens

You can sit back and relax in the landscaped gardens which enjoy views of the Shropshire countryside.

### 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](http://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*



# 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.

## 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.

## 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.

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.

## Lifestyle support

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







clean  
shine  
furniture pol



# Features at Talbot Court

## Apartment Features



### General

- Double glazing
- Balcony to selected apartments
- Juliet balcony to selected apartments
- Fitted wardrobe in main bedroom
- Walk in wardrobe to selected apartments
- Cloakroom to selected apartments
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room

### Bathroom

- Fitted and tiled level access shower
- Slip resistant flooring
- 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
- Electronically operated kitchen window
- Under pelmet lighting

### Heating and finishes

- Underfloor heating
- Walls painted in a neutral coloured 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 with call point in bathroom and bedrooms
- 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

- Lounge - with audio visual equipment
- Table service restaurant<sup>^</sup>
- 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<sup>^</sup>
- Full wheelchair accessibility
- Guest suite<sup>^</sup>
- Laundry
- Lifts to all floors
- Assisted bathroom
- Landscaped garden
- Mobility scooter charging point<sup>^#</sup>
- Car parking available on-site to permit holders<sup>#</sup> (please ask a sales consultant for more details)

<sup>^</sup>Extra charge applies <sup>#</sup>Subject to availability





# Talbot Court

- 1 Baker
- 2 Bank
- 3 Barber
- 4 Bus Stop
- 5 Butcher
- 6 Castle Ruins
- 7 Chiropodist
- 8 Cliff Railway
- 9 Dentist
- 10 Dry Cleaners
- 11 Florist
- 12 General Store
- 13 Hairdresser
- 14 Health Centre
- 15 Hospital
- 16 Library
- 17 Museum
- 18 Natural foods/Deli
- 19 Newsagent
- 20 Optician
- 21 Pharmacy
- 22 Post Office
- 23 Railway Station
- 24 Shopping Arcade
- 25 Supermarket
- 26 Theatre

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





# Life in Bridgnorth

Located in rural Shropshire, close to the Welsh border is the picturesque market town of Bridgnorth. Situated on the banks of the river Severn, Bridgnorth is two towns in one. The High Town sits atop steep sandstone cliffs with views of the Severn valley and Low Town below. Talbot Court is located in the more popular High Town, close to all the shops and amenities. Some of the development's apartments have views of the valley and of the river Severn.

Bridgnorth has a long and chequered history which stretches over a thousand years. The medieval castle ruins lay testament to the strategic importance of the town throughout history. The Severn Valley Railway allows you to take a leisurely step back in time, on a steam hauled passenger train which operates between Bridgnorth and Kidderminster. There is plenty to explore in the town and its funicular railway is a famous landmark. Outside of Bridgnorth there is much to see and do, such as the Iron Bridge Gorge Museums.

Talbot Court is located on the edge of Bridgnorth's historic town centre, accessed by a level walk, where there is a good mix of traditional and high street shops. Open air markets feature regularly in the town and the development is situated close to a Sainsbury's supermarket and a hospital, medical centre and pharmacy.

Good transport links mean Shrewsbury and Wolverhampton are easily accessible and the midlands motorway network is within easy reach.



**Next steps...** To find out more about life at Talbot Court in Bridgnorth, call us on 0800 919 132.

Local area images: Severn Valley, Funicular Railway, Castle Gardens

# Development Overview

## Site & Ground Floor

Salop Street

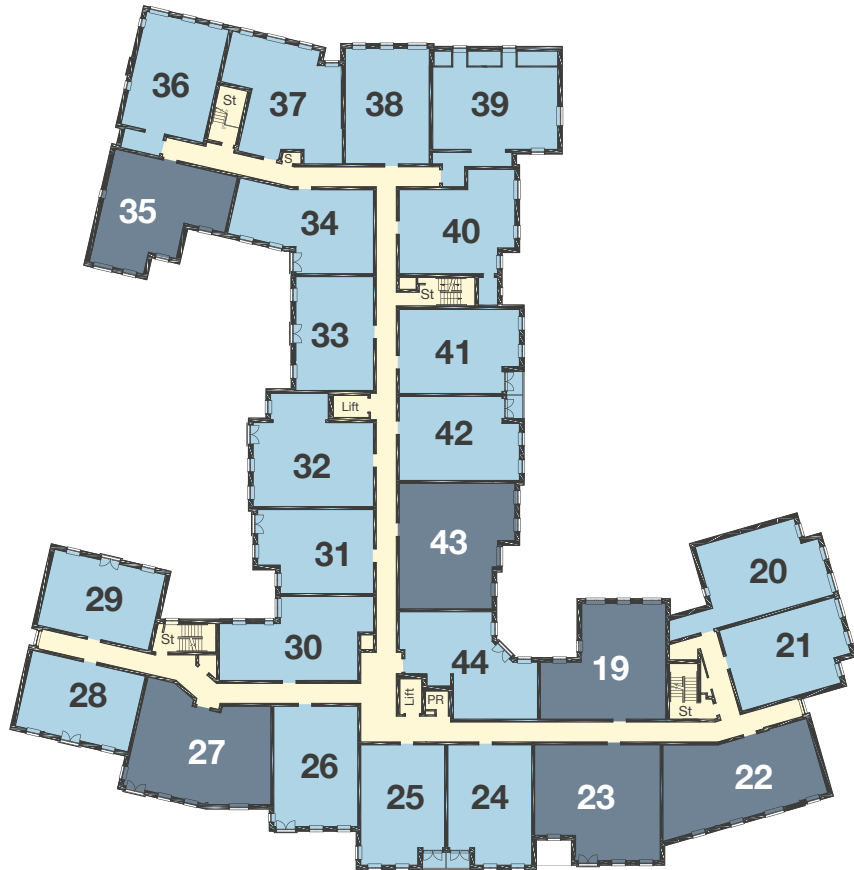


- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

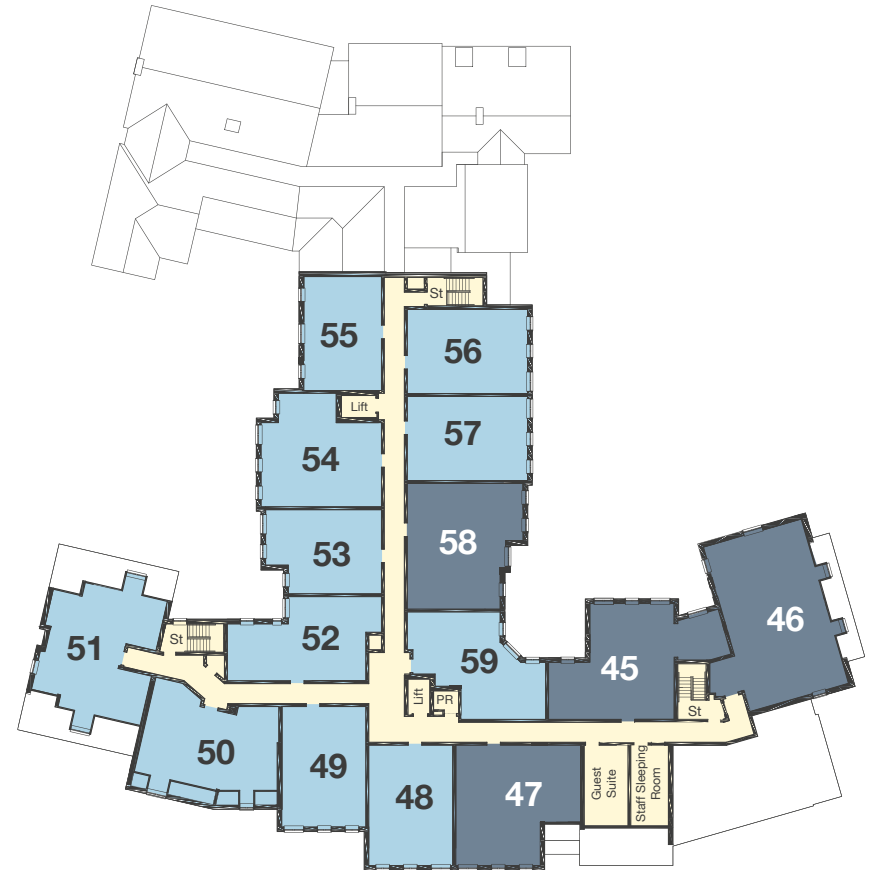
- KR - Kitchen Refuse
- MSCP - Mobility Scooter Charging Point
- PR - Plant Room
- S - Store
- St - Stairs
- WC - Communal Toilet



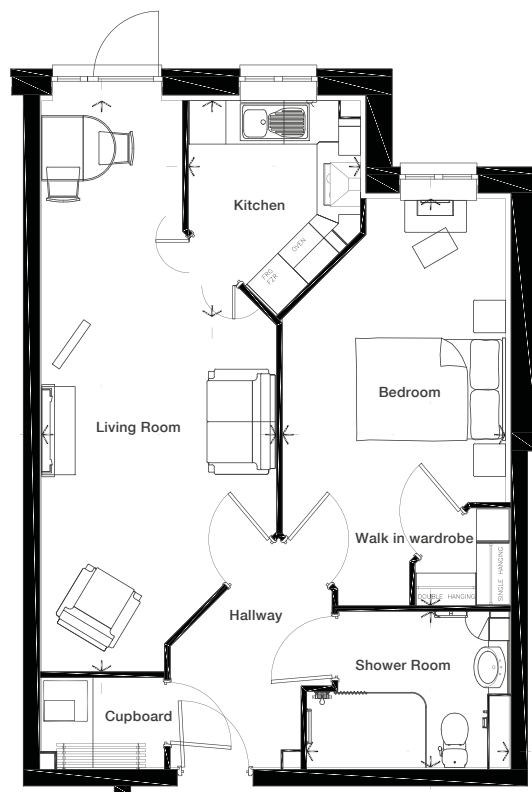
First Floor



Second Floor



## Typical one bedroom apartment



Living Room (Max.)	25'10" x 10'7"	(7871mm x 3236mm)
Kitchen (Max.)	7'10" x 9'9"	(2375mm x 2980mm)
Bedroom (Max.)	18'5" x 10'1"	(5610mm x 3077mm)
Shower Room (Max.)	7'1" x 9'2"	(2152mm x 2790mm)

## Typical two bedroom apartment



Living Room (Max.)	24'9" x 10'7"	(7563mm x 3244mm)
Kitchen (Max.)	7'10" x 9'9"	(2375mm x 2980mm)
Bedroom 1 (Max.)	19'11" x 9'11"	(6069mm x 3020mm)
Bedroom 2 (Max.)	24'9" x 13'9"	(7563mm x 4120mm)
Shower Room (Max.)	8'10" x 9'3"	(2150mm x 1500mm)

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, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ or email us at: [comments@mccarthyandstone.co.uk](mailto: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, Ross House, Binley Business Park, Harry Weston Road, Coventry CV3 2TR. Tel: 02476 441199

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## **Directions to Talbot Court, Bridgnorth**

**Salop Street, Bridgnorth, Shropshire WV16 5BR**

From Shrewsbury travelling along the A458 towards Bridgnorth, approximately 12 miles from the town bear right on the A458 signposted Kidderminster. After travelling 11 miles, at roundabout take the first exit onto Ludlow Road (B4364) which is sign posted 'Town Centre'. After a mile and a half turn right onto Westgate (B4364), again signposted 'Town Centre'. After a quarter of a mile you will arrive on Salop Street. Talbot Court is located on the right hand side just before the roundabout junction with Pound Street.

From Wolverhampton travelling along A454, approximately 10 miles from the town take the 2nd exit on the roundabout signed 'Bridgnorth (B4363)'. After less than a mile at the next roundabout take the first exit onto A442 signposted 'Kidderminster'. Take the first right hand turn onto Saint John's Street (B4363) and cross the river bridge. Bear right onto Hollybush Road (B4373) sign posted 'Shrewsbury'. At mini roundabout turn left onto Pound Street (B4373). At next roundabout take the first exit onto Salop Street signposted 'Through Traffic'. Talbot Court is located immediately on the left hand side.

  
YourLife  
Care and Management

  
McCarthy & Stone