




& Later Living

Queen Elizabeth Court

Retire in style at
Tram Lane,
Kirkby Lonsdale





Welcome to Later Living at Queen Elizabeth Court

Queen Elizabeth Court is a stunning development of 36 one and two bedroom Later Living apartments for the over 60s on Tram Lane in Kirkby Lonsdale; a beautiful historic market town nestled between the Lake District and the Yorkshire Dales. With a contemporary design, the development is perfectly located for town centre shopping and public amenities, as well as being only a short distance from many of the popular scenic attractions that abound in the Lake District and Yorkshire Dales National Parks.

Apartments are designed to create modern functional spaces, with well arranged open plan living and under floor heating. Ground floor apartments will also benefit from a patio area whilst upper floor apartments will have walk out balconies.



What Later Living could mean to you

Buying a Later Living apartment opens the door to much more than just a brand new apartment. Peace of mind is assured with security features as standard and all external maintenance taken care of. McCarthy & Stone manages Queen Elizabeth Court and with a House Manager on call, you are freed up to make the most of your time.

Peace of mind

Benefit from the peace of mind provided by having our dedicated House Manager on site during the day to take care of things and make you feel at home. You can choose to socialise in the homeowners' lounge or relax in the landscaped gardens. It's completely up to you.

Maintenance free living

There's no need to worry about being burdened by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners' lounge and other communal areas.

Security comes as standard

Buy an apartment from McCarthy & Stone and leave your security and safety concerns at the door. This development is fitted with

a camera entry system for use with a wall mounted video phone operated from within your apartment and a 24-hour emergency call system, should you require assistance. You can relax in the knowledge that it's all taken care of.

We can help you move

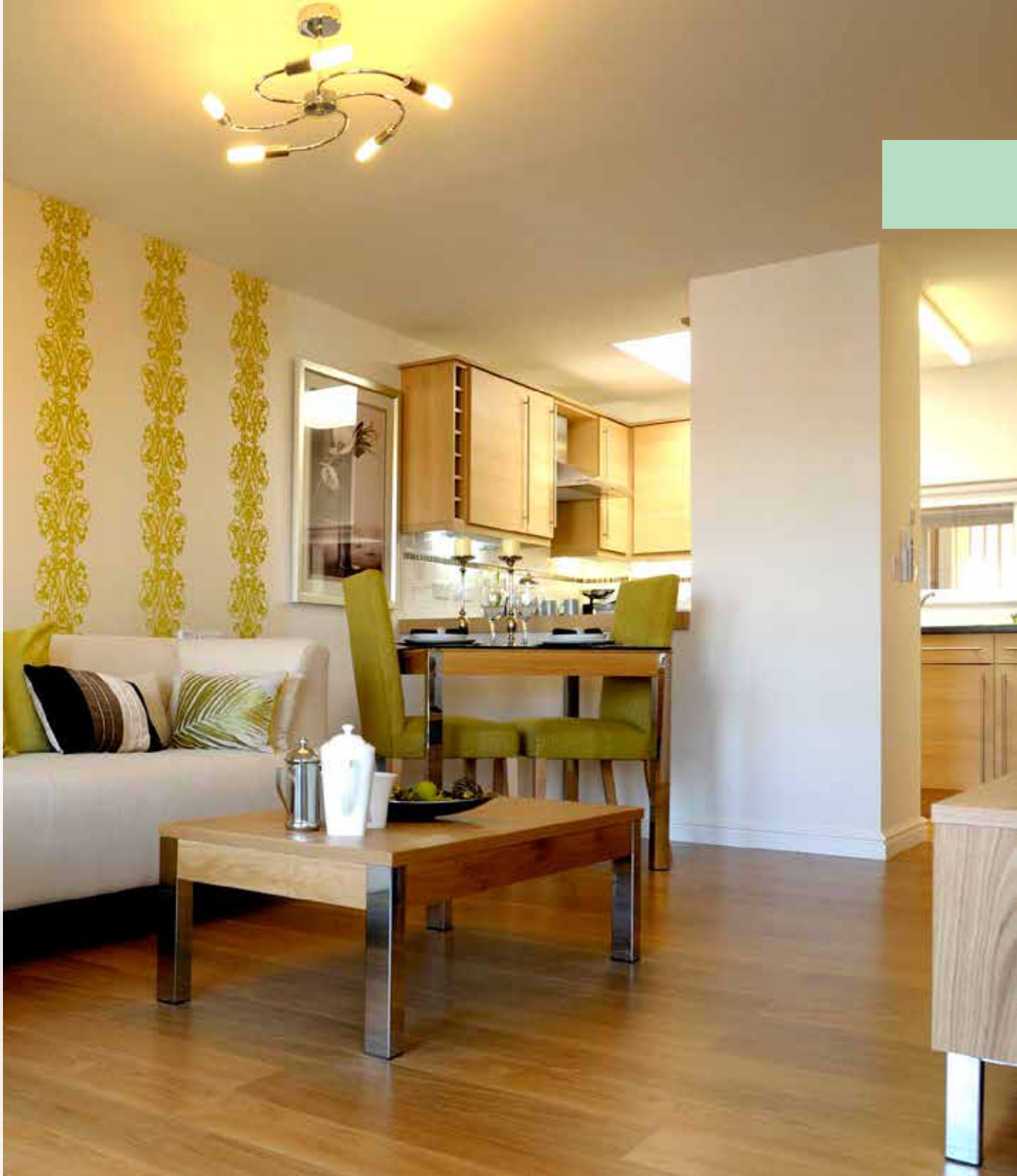
Moving home can be a daunting prospect but we will help you every step of the way, with our service starting well before you move in. We can assist you in selling your home, dealing with the paperwork, paying your estate agent's fees*, packing, moving and even decluttering if you wish. Our aim is to make the process as seamless and hassle-free as possible.

“
McCarthy & Stone has been so accommodating and has made the move very easy for us both. I really feel like we're part of a community.
”
Brenda Gande, Homeowner - Hoylake

*Available for participating new apartments. Not available on dependent properties worth more than £350,000. Subject to T&C's.



Computer generated image of kitchen



Designed with you in mind

Having developed over 1000 retirement developments over the past thirty years, we are continually innovating and perfecting our design and construction techniques. As our industry awards and high customer satisfaction ratings demonstrate, we always put our customers first.

The best in contemporary design

Occupying a prestigious corner position, the development's use of locally sourced materials and modern design blends seamlessly with adjacent commercial and residential buildings. Contemporary living extends to the apartments themselves with open plan living, under floor heating, level access shower rooms and walk in wardrobes as standard.

Bring the outside 'in'

Queen Elizabeth Court offers much more than a stunning location; your contemporary designed patio and balcony doors, together with internal sliding partition wall, will open to give you the option of creating a unique living space where you will be able to relax and enjoy the surrounding landscaped gardens and local scenery.

Energy efficiency comes as standard

The quality of the design and construction of your new home extends to energy efficiency. Our developments have an energy efficiency rating significantly above the UK average, so there's no need to worry about soaring energy costs.



“ I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone. ”
John Henley, Homeowner - Pitlochry



Features at Queen Elizabeth Court

Apartment Features

General

- Open-plan living to all apartments
- Walk-out balconies or patios with external storage
- Double Glazing
- Walk-in wardrobes
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with full height integrated fridge freezer and ceramic hob and single oven
- Cooker hood
- Integrated mechanical ventilation system
- Stainless steel sink with mono block lever taps
- Under pelmet lighting
- Ceramic floor tiles
- Fitted washing machines to all apartments

Shower / Bathroom

- Fitted and tiled with level access shower

- En-suite shower room in selected apartments
- Easy grip mono block lever taps
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Integrated mechanical ventilation system
- Ceramic floor tiles

Heating and finishes

- Underfloor heating
- Walls painted in a neutral colour emulsion
- Oak veneered doors with chrome door furniture

Safety and security

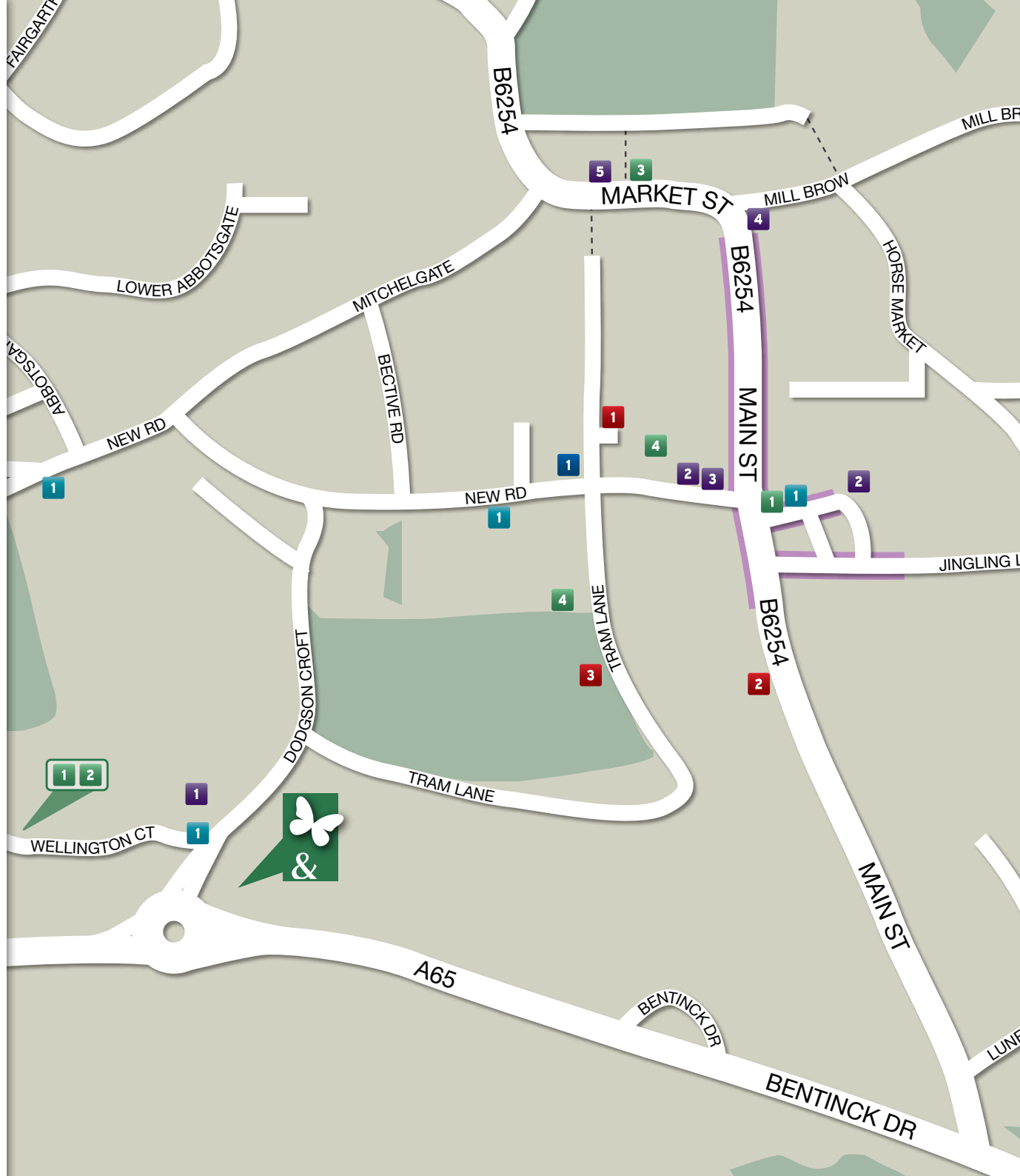
- Camera entry system for use with wall mounted video phone
- 24-hour emergency call system provided by a personal pendant with call point in bathroom
- Intruder alarm
- Mains connected smoke and heat detector
- Sprinkler system to apartments
- Illuminated light switches for bathrooms, walk-in wardrobes and bedrooms

Development Features

- Homeowners' lounge - with television
- House Manager
- Guest suite
- Lift to all floors
- Landscaped garden
- Mobility scooter store
- Car parking available on site to permit holders (please ask a sales consultant for more details)
- 24-hour emergency call system in communal areas
- Fire detection equipment



Images top to bottom: Old Manor House, River Lune, Market Square





Queen
Elizabeth
&
Court

Services

- 1 Post Office

Shops

- 1 Supermarket
- 2 Hairdresser
- 3 Launderette
- 4 Convenience Store
- 5 Butchers

Transport

- 1 Bus Stop

Leisure

- 1 Library
- 2 Tourist Information Centre
- 3 Public Park

Medical

- 1 Chemist
- 2 Doctor
- 3 Optician
- 4 Dentist

Main Street Retail including:

Banks, solicitors, cafes, bakers, gift shops, take away's, restaurants, clothes shops, newsagents, arts and crafts shops, charity shops and hairdressers.

Life in Kirkby Lonsdale

Kirkby Lonsdale is an historic market town between the Lake District National Park and the Yorkshire Dales National Park. The town has a mix of elegant 18th-century buildings and stone cottages huddled around cobbled courtyards and narrow alleyways with names such as Salt Pie Lane and Jingling Lane.

Queen Elizabeth Court is located close to the heart of Kirkby Lonsdale, on Tram Lane, and has excellent access to local transport links via bus stops close to the development, and the wider national transport network via the A65. Connections via rail to larger urban areas or the region's airports can be made from stations at Carnforth or Lancaster. And for that special day out why not take a ride on the Settle to Carlisle line, one of England's most scenic railways or simply enjoy the surrounding beauty of two of England's largest National Parks.

Queen Elizabeth Court couldn't be better located for shops and amenities, with a Booths supermarket on hand and Post Office, medical facilities, shops, cafés and restaurants all located within a short distance of the development.

Next steps... To register your interest in Queen Elizabeth Court at Kirkby Lonsdale, or to find out more, call us on 0800 919 132.

Computer generated images - 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, Unit 3 Edward Court, Altrincham Business Park, Altrincham, Cheshire WA14 5GL Tel: 0161 926 2655

Development Overview

Site & Ground Floor



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

- Ent - Entrance
- GS - Guest Suite
- K - Kitchen
- L - Lift
- MSS - Mobility Scooter Store
- Of - Office
- P - Plant Room
- PR - Pump Room
- St - Stairs
- S - Store
- SS - Sub-Station
- WC - Communal Toilet

First Floor



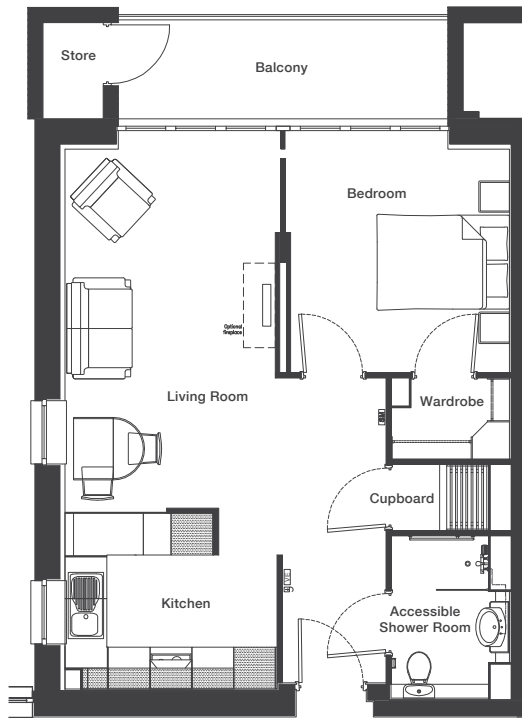
Second Floor



Third Floor

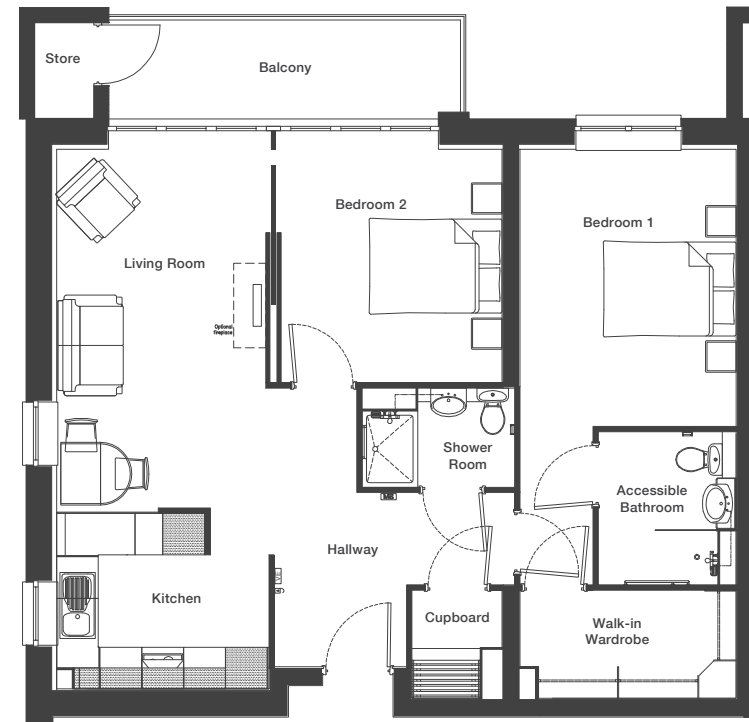


Typical one bedroom apartment



Living Room (Min.)	16'11" x 9'11"	(5158mm x 3025mm)
Kitchen (Max.)	10'0" x 8'3"	(3051mm x 2525mm)
Bedroom (Min.)	10'7" x 10'4"	(3214mm x 3144mm)
Shower Room (Max.)	7'8" x 5'7"	(2330mm x 1700mm)

Typical two bedroom apartment



Living Room (Min.)	16'11" x 9'10"	(5155mm x 3007mm)
Kitchen (Max.)	10'0" x 8'3"	(3051mm x 2525mm)
Bedroom 1 (Max.)	13'1" x 10'2"	(3985mm x 3105mm)
Bathroom (Max.)	7'3" x 6'6"	(2200mm x 1980mm)
Bedroom 2 (Min.)	11'0" x 10'5"	(3357mm x 3172mm)
Shower Room (Max.)	7'2" x 4'8"	(2195mm x 1425mm)

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.

How to find Queen Elizabeth Court

Tram Lane, Kirkby Lonsdale, Cumbria LA6 2FF

Tel: 0800 919 132

To drive to Queen Elizabeth Court from the M6 leave at junction 36 and join the A590 travelling eastward following signs for Kirkby Lonsdale. Continue across the 1st roundabout joining the A65. Continue on the A65 for around 5 miles until joining the roundabout at the junction of Bentnick Drive (A65) and Dodgson Croft. Leave the roundabout at the 1st exit onto Dodgson Croft and Queen Elizabeth Court can be found immediately on the right hand side. The entrance to the development is off Dodgson Croft and Tram lane.



McCarthy & Stone

Later Life. Greater Life

September 2013

We're online, why not join us at www.mccarthyandstone.co.uk



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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

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.

