



Artist Impression



# Paxton Court

Retirement apartments overlooking North Beach  
White Lion Street, Tenby

  
McCarthy & Stone



## Wish you were here...

Just imagine enjoying this stunning view of North Beach and Tenby Harbour from the comfort of your living room. Paxton Court is an elegant development of 27 two bedroom and 9 one bedroom retirement apartments, exclusively designed for the over 60s.

Enviably situated on the main coastal road in Tenby and ideally located close to the high street, Paxton Court offers stunning views of North Beach and the Harbour. This development is part of our premium Signature Collection, and the first McCarthy & Stone retirement development to be built in Tenby.

## Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. At Paxton Court you can enjoy those little 'luxuries' like having underfloor heating and a walk in wardrobe, as well as the clever room design that makes the most of the natural light.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a homeowners' lounge and the development maintenance, such as gardening and window cleaning, covered in the service charge. It really is life made easier.

*"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



## Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. With an elegant contemporary façade, created to reflect the architecture of the hotel that formerly stood on this site, Paxton Court has been designed in keeping with the pastel coloured buildings that colour this picturesque town.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, with underfloor heating keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you some respite from soaring energy costs.

Sometimes it's the little extras that make all the difference. Like having en-suite guest accommodation with TV and tea and coffee making facilities available at a modest charge<sup>^</sup> for your friends and family to stay in, and your well behaved pet is welcome to join you in your apartment too. Ask your sales consultant for more details.

The development also features a fully equipped laundry room, a mobility scooter store and charging area and private car parking on site\*. The homeowners' lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.

\*Typically £25 per night. \*Subject to availability.





## Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service<sup>†</sup> when you move to help you put up some shelves or hang curtains.

<sup>†</sup>Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.

# Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down 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 laundry room, homeowners' lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.

*"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."*

Barbara Smith, Homeowner - Hyde





## Apartment features at Paxton Court

### General

- Double glazing
- Walk out balconies on selected apartments
- French balconies on selected apartments
- Fitted wardrobe in selected apartments
- Walk-in wardrobe in selected apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

### Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Neff kitchen appliances
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

### Shower room

- Fitted and tiled with level access shower
- En-suite shower room in selected apartments

- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Heating and finishes

- Under floor heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture
- Carpets fitted

### Safety and security

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

## Development features

- Atrium
- Homeowners' lounge with audio visual equipment
- House manager
- Guest suite
- Laundry room
- Lifts to all floors
- Landscaped garden
- Mobility scooter charging area
- Bicycle store
- Private underground parking\*

\*Subject to availability.



Guest suite



St Catherine's Island



## Life in Tenby

Tenby is one of the most desirable coastal destinations in Wales. This charming seaside and harbour town has a timeless appeal and offers a lifestyle that appeals to many who settle in this delightful community on the Pembrokeshire coast.

The town is famous for its Blue Flag beaches and clear blue waters which are perfect to enjoy on a sunny afternoon or to watch the sunset from in the evening. North Beach offers a stretch of golden sand and fantastic views of Carmarthen Bay, and is dotted with occasional rock pools and the prominent Goskar Rock.

At low tide it is possible to walk to St Catherine's Island which sits in the small cove of Castle Beach, and South Beach is backed by unspoiled sand dunes and looks out towards Caldey Island, which is home to an active monastery.



Tenby Harbour



Medieval Walls

The bustling Harbour has a small beach and offers regular boat trips to Caldey Island, pedal boat hire and fishing trips. Cobbled streets and winding alleyways lead to the heart of the town centre which is home to a variety of quirky shops specialising in locally produced items, an indoor market and bars and restaurants that offer al fresco seating in warmer weather.

The town has plenty of attractions such as Tenby Museum and Art Gallery, the Tudor Merchants House, St Mary's Church and a golf course overlooking the sea, and it is surrounded by a medieval stone wall which still stands in place today, adding a touch of history to this beautiful town.

Tucked away in the South of Wales, Tenby is easily accessible from the M4 and is a friendly and welcoming place once known as "Little England beyond Wales". It has become an aspirational place to live and those who visit are sure to be charmed by this delightful town.

Map not to scale. Contains Ordnance Survey data © Crown copyright and database right 2013.



# Paxton Court



South Beach



Seafront Hotels



## Paxton Court

- 1 Bakery
- 2 Bank
- 3 Barber
- 4 Bus Stop
- 5 Café/Coffee Shop
- 6 Greengrocer
- 7 Hairdresser
- 8 Hospital/Doctors' Surgery
- 9 Indoor Market
- 10 Library
- 11 Museum/Art Gallery
- 12 Newsagent
- 13 Optician
- 14 Post Office
- 15 Pharmacy
- 16 Restaurant
- 17 Supermarket
- 18 Tenby Ferry

**Next steps...**  
 Call for further details  
 and to arrange a  
 viewing on 01834 849322



# How to find Paxton Court

White Lion Street, Tenby SA70 7ET

Tel: 0800 919 132

## From the M4, travelling West

Follow the M4 towards Carmarthen

At the first roundabout, take the third exit to continue on the A48

At the second roundabout take the second exit on the A40, continuing to follow this over the next roundabout

At the next roundabout, take the first exit onto the A477

At the next roundabout, take the first exit onto the A478 signposted Tenby

After 4.4 miles, turn left onto Narberth Road/A478

At the roundabout, take the second exit onto White Lion Street where Paxton Court will be on your right.



McCarthy & Stone

*Our Signature Collection features  
exclusive retirement apartments in some  
of the UK's most desirable locations*

To find out more, call us on **0800 919 132** or visit **[www.mccarthyandstone.co.uk](http://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](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.

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