

Artist Impression



Silver Sands Court

Retirement apartments in the heart of Bembridge



 **Retirement
LIVING**
from McCarthy & Stone

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. Silver Sands Court is a development of 21 one and 19 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having under floor heating and a walk in wardrobe, as well as the convenience of being close to all the local amenities.

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 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 façade, Silver Sands Court has been created to blend in with the local architecture of Bembridge.

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 triple glazing and insulation, giving you some respite from soaring energy costs.



Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge[^], with TV and tea and coffee making facilities, for your friends and family to stay in. 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 room and private car parking on site*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



[^]Typically £25 per night. *Subject to availability.



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



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[†] when you move to help you put up some shelves or hang curtains.

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, 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







Walk in wardrobe



Lever taps



Apartment features at Silver Sands Court

General

- Triple glazing
- Balcony to selected apartments
- Juliet balconies to selected apartments
- Walk in wardrobe to selected apartments
- Telephone point in living room and main bedroom
- Television point in living room and bedrooms
- Sky/Sky+ connection point in living room

Kitchen

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

Shower room

- Fitted and tiled with level access shower
- Ensuite shower room in selected apartments
- Fitted mirror

- Electric shaver socket

- Heated towel rail
- Extractor ventilation

Heating and finishes

- Underfloor heating
- Walls painted in neutral colour 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 via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment.



Development features

- Lounge for socialising
- Atrium
- House Manager
- Guest suite[^]
- Laundry
- Lift to all floors
- Landscaped garden
- Mobility scooter store[#]
- Car parking available on site to resident permit holders[#]
(Please ask the Sales Consultant for more details).



Guest suite



[^]Extra charge applies [#]Subject to availability

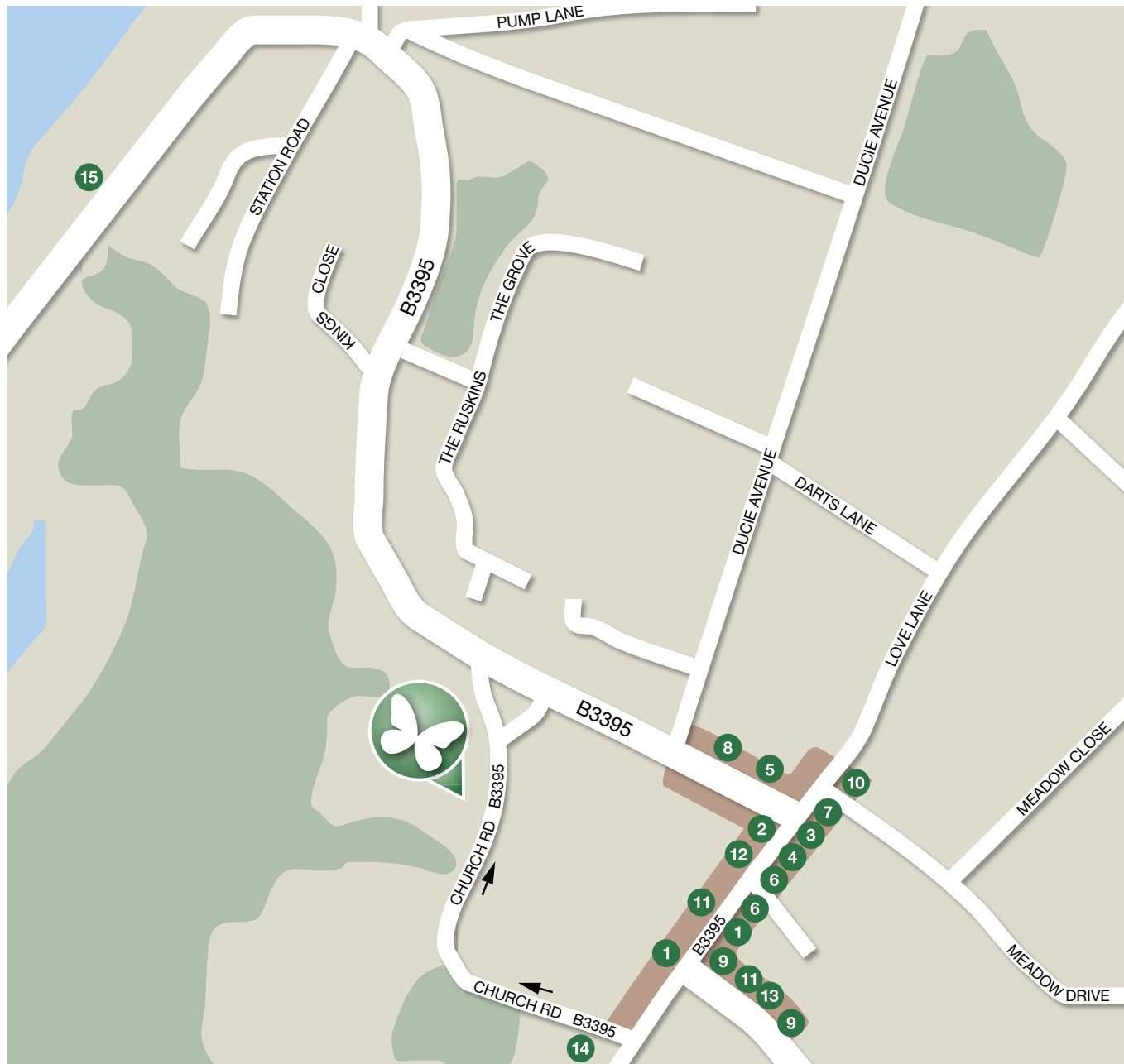


Silver Sands Court

- 1 Baker
- 2 Bank
- 3 Barber
- 4 Bistro
- 5 Bus stop
- 6 Cafe
- 7 Chemist
- 8 Convenience Store
- 9 Council Office
- 10 Fishmongers
- 11 Florist
- 12 Greengrocer
- 13 Hairdressers
- 14 Library
- 15 Sailing Club

Key

-  Shopping
-  Amenity





Bembridge Windmill

Life in Bembridge

Situated at the most easterly point of the Isle of Wight, Bembridge is thought to be the largest village in England and has long been regarded as a popular tourist destination.

The village has three beaches, a harbour, RSPB nature reserve, Lifeboat Station and its own airport which has been in operation since 1921. A sailing club, yacht club and two marinas together with moorings for over 500 boats can be found at Bembridge Harbour.

Located to the west of the village is Bembridge Windmill, the last remaining windmill on the Isle of Wight which is grade one listed.

The Parish of Bembridge enjoys a variety of public footpaths, bridleways and byways including a section of the Isle of Wight Coastal Footpath. Bembridge is also on the Isle of Wight Cycle Route.

The village centre hosts a number of independent shops, cafés and restaurants, together with some well known high street retailers. There is a post office located in the Lane End Road supermarket store.

The number 8 bus route connects Bembridge with Ryde, Sandown and Newport.



Bembridge Lifeboat Station

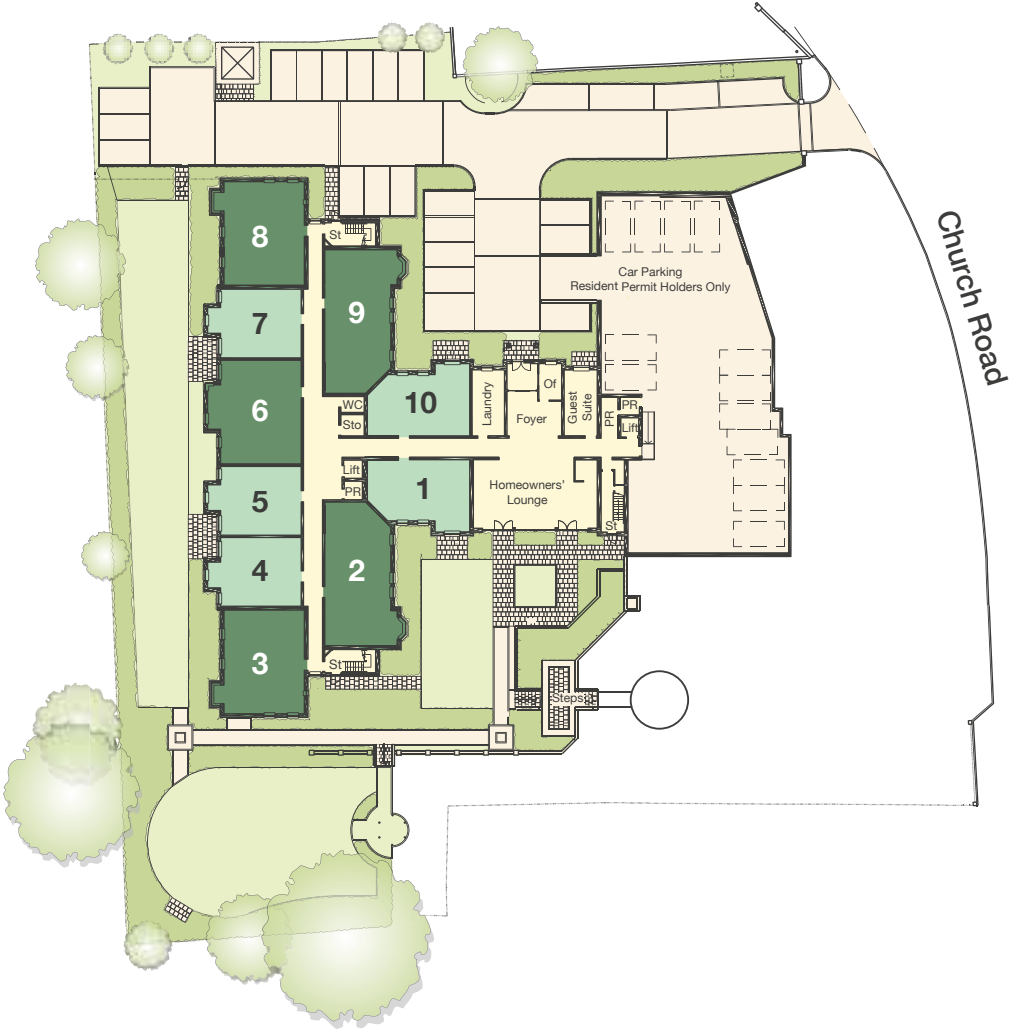


Next steps...

To register your interest or to find out the latest on Silver Sands Court call us on 0800 919 132.

Development Overview

Site & Lower Ground Floor

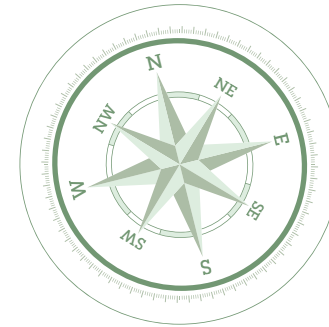


First Floor



- 1 bedroom apartment
 - 2 bedroom apartment
 - Communal areas
 - Staff areas
-
- MSS** - Mobility Scooter Store
 - Of** - House Managers' Office
 - RA** - Roof Access
 - St** - Stairs
 - Sto** - Store
 - PR** - Plant Room

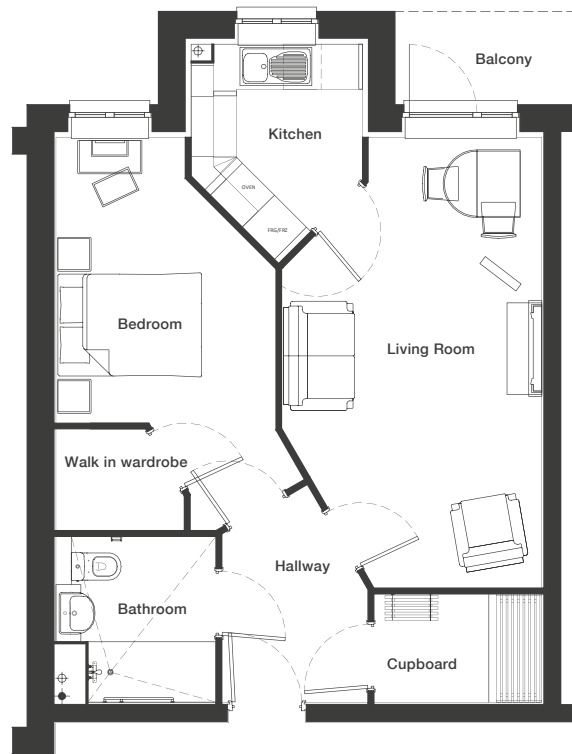
Site & Upper Ground Floor



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

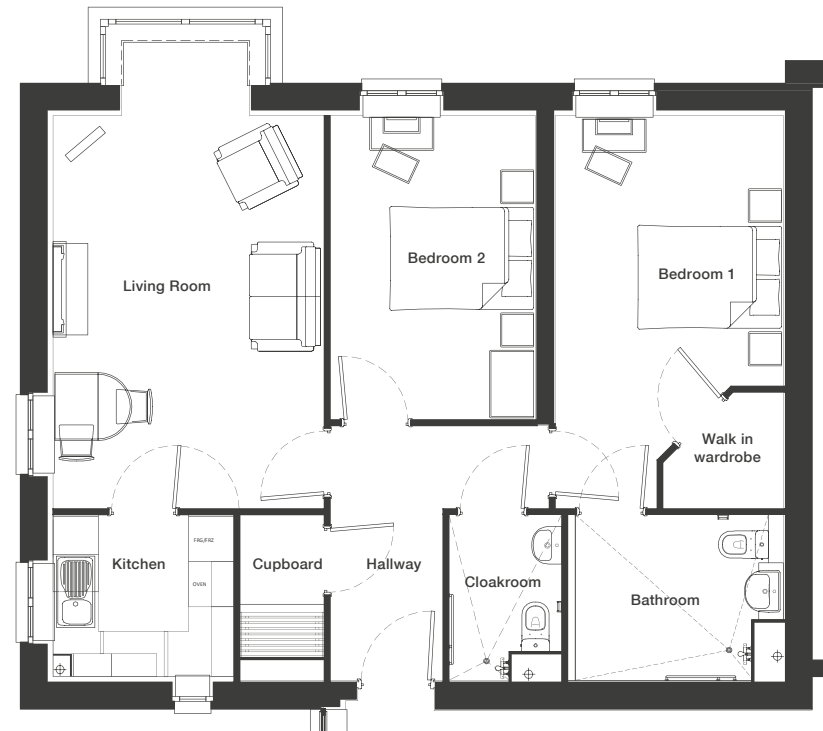
- MSS** - Mobility Scooter Store
- Of** - House Managers' Office
- RA** - Roof Access
- St** - Stairs
- Sto** - Store
- PR** - Plant Room

Typical one bedroom apartment



Living Room (Max.)	19'7" x 11'4"	(5975mm x 3449mm)
Kitchen (Max.)	9'7" x 7'5"	(2912mm x 2273mm)
Bedroom (Max.)	17'1" x 9'7"	(5214mm x 2914mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

Typical two bedroom apartment



Living Room (Max.)	20'5" x 11'10"	(6213mm x 3600mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom 1 (Max.)	17'1" x 9'11"	(5214mm x 3029mm)
Shower Room (Max.)	9'5" x 7'3"	(2863mm x 2200mm)
Bedroom 2 (Max.)	13'3" x 8'11"	(4034mm x 2725mm)

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 Silver Sands Court

Silver Sands Court, Church Road, Bembridge, Isle of Wight PO35 5AA

Tel: 0800 919 132

From Newport

Head southwest along Staplers Road, at the roundabout take the 2nd exit onto Long lane, at the next roundabout take the 3rd exit onto Downend Road, take a left by the Hare and Hounds pub onto Downs Road, then right onto Brading Downs Road – continue onto Bullys Hill. At Yarbridge Cross, at the traffic signals, turn right onto the B3395 Sandown Road, signposted to Bembridge. At the mini roundabout continue onto Sandown Road B3395, signposted to Bembridge. At the roundabout take the second exit onto the B3395 Steyne Road, signposted to Bembridge. Turn left onto the high street, B3395 (one way), bear right onto Church Road, B3395 (one way). Silver Sands Court will appear on your left hand side.



To find out more, call us on **0800 919 132**
or visit www.mccarthyandstone.co.uk

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, 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 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. McCarthy & Stone Retirement Lifestyles Limited, South West House, 1 Embankment Way, Ringwood, Hampshire BH24 1EU • Tel: 01425 32200

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