

Artist Impression



# Waverley Court

Retirement apartments in the heart of Carlisle



 **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. Apartments benefit from electric heaters with individual controls. Many of the apartments boast a patio or Juliet balcony and a selection will enjoy a walk out balcony. There's even a landscaped garden where you can relax with friends.

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, is 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. Waverley Court is a stunning development with a contemporary design that complements the surrounding architecture of Carlisle.



Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge<sup>^</sup>, 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, 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.



<sup>^</sup>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, 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 Waverley Court

### General

- Double Glazing
- Balcony to selected apartments
- Juliet balconies to selected apartments
- Patio to selected apartments
- Walk in wardrobe or fitted wardrobe to master bedroom
- Telephone and 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 shower room with level access shower
- Ensuite shower room in selected apartments

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

### Heating and finishes

- Dimplex storage and panel heaters with individual controls
- 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





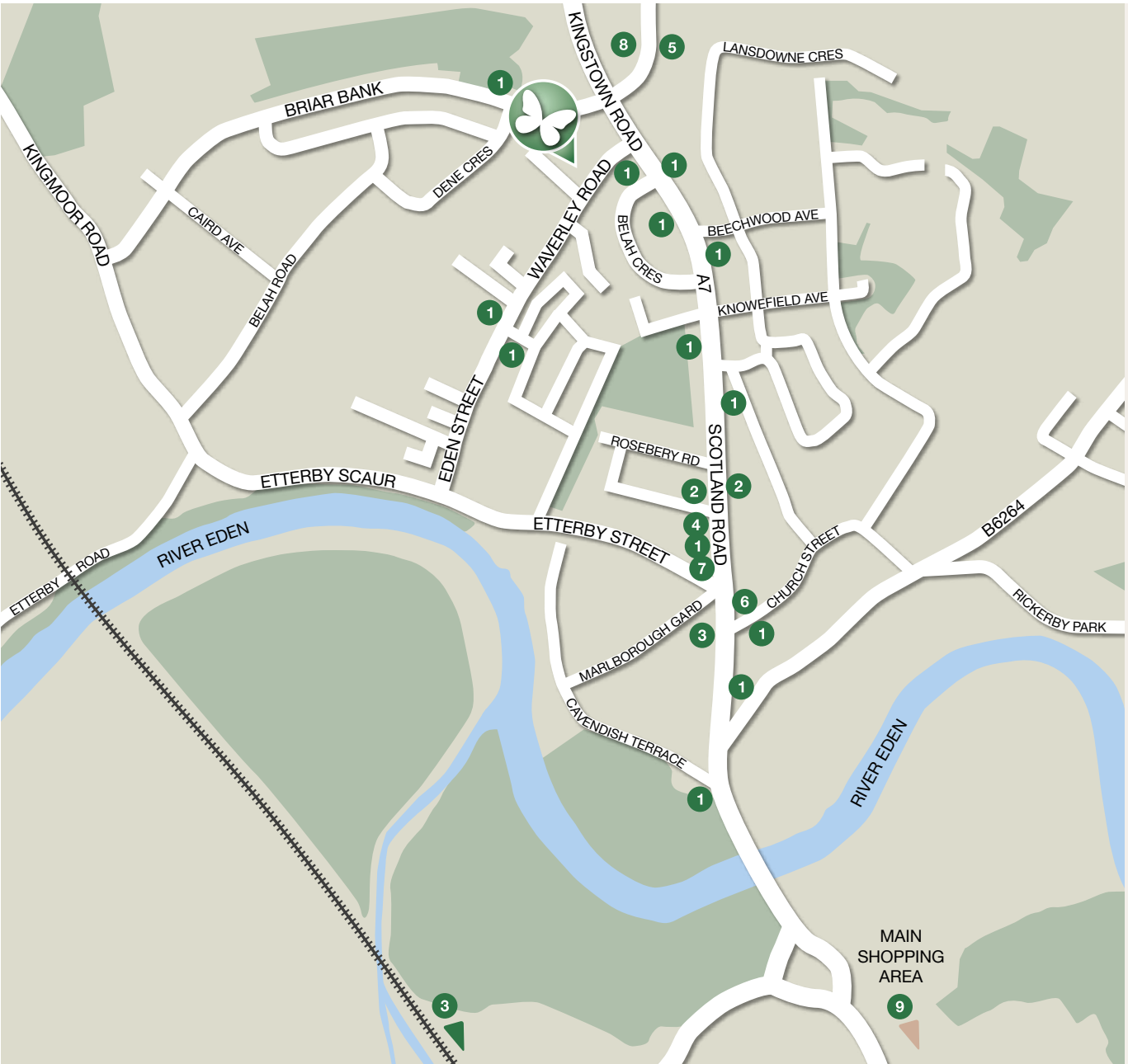
## Development features

- Homeowners' lounge with kitchen
- House Manager
- Guest suite<sup>^</sup>
- Laundry room
- Lift to all floors
- Landscaped garden with seating area
- Mobility scooter store<sup>#</sup>
- Car parking available on site to resident permit holders<sup>^#</sup>  
(Please ask the Sales Consultants for more details).



Guest suite

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





# Waverley Court

- 1 Bus Stop
- 2 Convenience Store
- 3 Railway Station
- 4 Hairdresser
- 5 Hospital
- 6 Newsagent
- 7 Pharmacy
- 8 Supermarket
- 9 Main Shopping Area

City Centre  
 Bakeries, Banks, Butchers, Cafes,  
 Chemist, Clothes Shops,  
 Craft Shops, Department Stores,  
 Doctors, Florist, Library, Market,  
 Opticians, Post Office, Restaurants,  
 Supermarket, Tourist Information.

## Key

	Shopping
	Amenity

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

Carlisle Castle



## Life in Carlisle

Waverley Court is located in the suburb of Stanwix and is close to Morrison Supermarket. Set in a mainly residential area, this development of 42 one and two bedroom retirement apartments is ideally located for anyone looking to retire to Carlisle.

Steeped in history, Carlisle dates back to before the Roman times; there are a wealth of attractions and leisure facilities in and around the city including, the bustling city centre which is mainly pedestrianised; offers a range of shops from high street brands to local retailers as well as a selection of restaurants and cafés.

Carlisle is surrounded by some of the country's most stunning landscape. Not only is the city surrounded by beautiful countryside, the city lies just north of the famous Lake District and south of the Scottish border.

There are good transport links with a regular bus service operating in and around Carlisle as well as railway station providing direct links to Manchester, Glasgow and London, the M6 runs past Carlisle and connects the local area to Lancashire and upto the Scottish border.



Carlisle Cathedral



Carlisle Railway station



Tullie House

### Next steps...

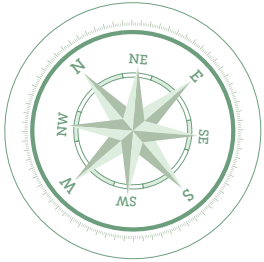
To register your interest or to find out the latest on Waverley Court call us on 01228 631 509.

# Development Overview

## Site and Ground Plan

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

- K** - Kitchen
- L** - Lift
- MSCP** - Mobility Scooter Charging Point
- P** - Plant room
- S** - Store
- St** - Stairs
- U** - Utility room



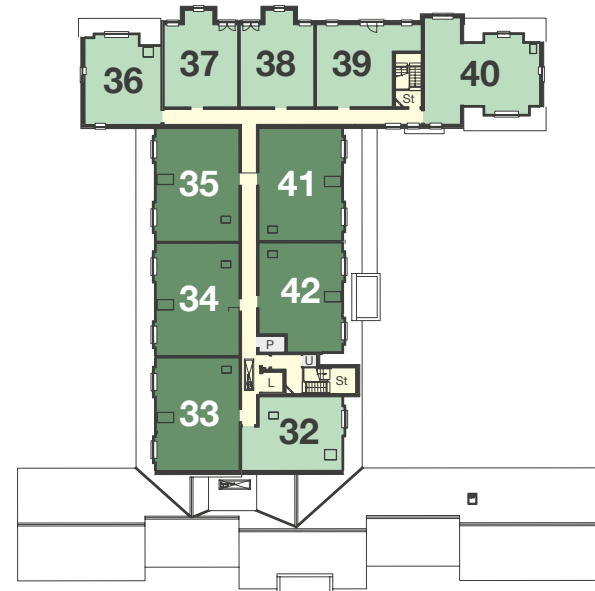
Waverley Gardens

Waverley Road

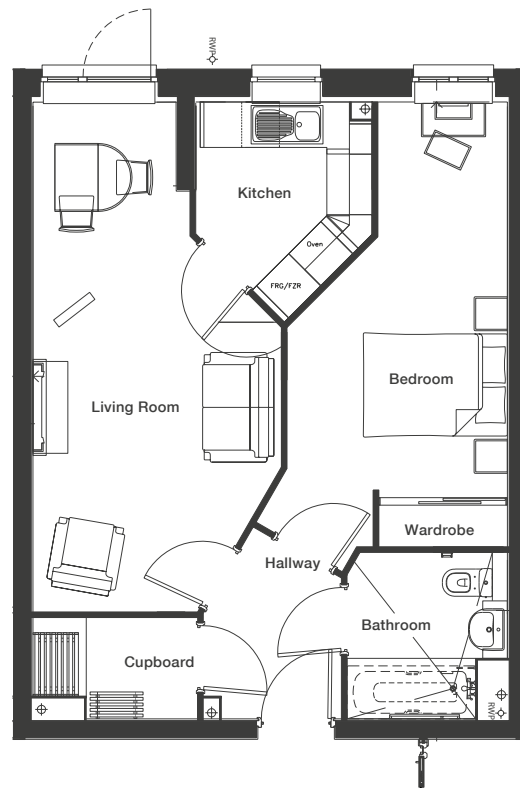
First Floor



Second Floor

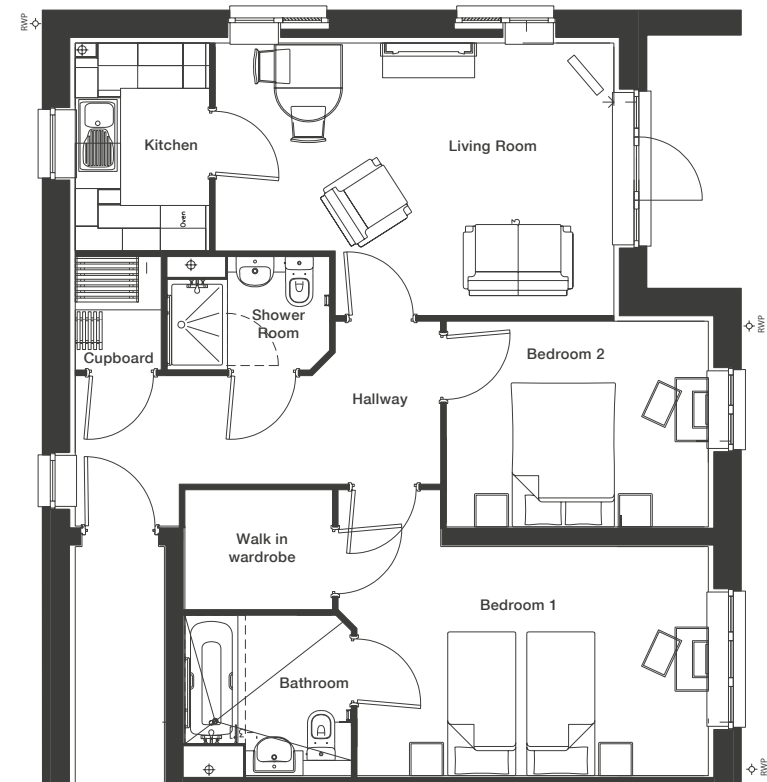


## Typical one bedroom apartment



Living Room (Max.)	22'1" x 10'9"	(6741mm x 3284mm)
Kitchen (Max.)	9'7" x 7'8"	(2912mm x 2334mm)
Bedroom (Max.)	19'4" x 9'7"	(5881mm x 2914mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

## Typical two bedroom apartment



Living Room (Max.)	17'4" x 11'10"	(5271mm x 3605mm)
Kitchen (Max.)	5'10" x 9'0"	(1775mm x 2750mm)
Bedroom 1 (Max.)	15'3" x 9'11"	(4644mm x 3029mm)
Bedroom 2 (Max.)	11'4" x 8'11"	(3463mm x 2720mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

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 Waverley Court

Waverley Gardens, Carlisle, Cumbria, CA3 9JU

Tel: 01228 631 509

## From the M6 (South)

Heading along the M6 from the south, take the third Carlisle exit JUNCTION 44. At the roundabout take the first exit onto Kingstown Road (A7) stay on this road for approximately 1.2 miles, after passing Morrison's Supermarket, take a right onto Waverley road, then first right onto Waverley Gardens. Waverley Court can be seen immediately on your right hand side.

## From the West

Driving from the A595 until the Newby West roundabout with the A689 (just before Carlisle) at the roundabout take the 1st exit (M6) Hexham and carry along the A689 crossing 4 more roundabout continuing straight ahead then at the 5th roundabout take the 2nd exit onto Kingstown Road (signposted Etterby low height bridge of 13:9) following this road along as it turns into Etterby Scour, when it runs alongside the river take the turning on your left for Eden Street and Waverley Gardens is the 6th turning on your left.

## From Scotland the A74

Taking the A74(M) heading South as it turns into the M6, continue along the M6 until junction 44 signposted Carlisle & Workington A7. Turn off at junction 44 and take the 4th exit at the roundabout onto Kingstown Road (A7) stay on this road for approximately 1.2 miles, go straight at the traffic lights at Morrison's Supermarket then take the first right onto Waverley Road, then take the first right onto Waverley Garden. Waverley Court can be seen on the right had side.

## From Scotland A7

Heading south along the A7 until the Greymoor Hill roundabout signposted for Hebburn, M6 North & South and Carlisle. At the round about keep in the right hand lane marked A7 (S) take the 3rd exit onto signposted Carlisle onto Kingstown Road (A7) stay on this road for approximately 1.2 go straight at the traffic lights at Morrison's Supermarket then take the first right onto Waverley Road, then take the first right onto Waverley Garden. Waverley Court can be seen on the right had side.




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

## We're online, why not join us at [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)

 [facebook.com/mccarthystone](https://www.facebook.com/mccarthystone)

 [twitter.com/mccarthystone](https://twitter.com/mccarthystone)

 [youtube.com/user/mccarthyandstone](https://www.youtube.com/user/mccarthyandstone)

 [linkedin.com/company/mccarthy-&-stone](https://www.linkedin.com/company/mccarthy-&-stone)

 [pinterest.com/mccarthystone](https://www.pinterest.com/mccarthystone)

## 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](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 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 941 6255

June 2015