



Artist Impression

Somers Brook Court

Retirement apartments in the heart of Newport



**Assisted
LIVING**

from McCarthy & Stone



A light green, textured sofa with three patterned cushions. A matching ottoman is positioned in front of the sofa.

A dark wood side table with a lamp and a decorative object.

A dark wood side table with a lamp and a framed picture.

A glass coffee table with a white teapot and two cups.





Welcome to Somers Brook Court

Set close to the heart of Newport, the county town of the Isle of Wight, Somers Brook Court is a delightful 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. Adjacent to Lukely Brook, Somers Brook Court is a convenient location in which to live.

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, this 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 balcony to selected apartments.

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

Somers Brook 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[†]

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

Homeowner, Royston, CQC Report



Living life at Somers Brook 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 garden and Lukely Brook. 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.

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**

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.

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.

Lifestyle support

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

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.

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.







Features at Somers Brook Court

Apartment Features



General

- Triple glazing
- Fitted wardrobe to main bedroom
- Balconies to selected apartments
- Juliet balconies to selected apartments
- Additional cloakroom to selected apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

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

Bathroom

- Fitted and tiled bath and level access shower in selected apartments
- Fitted and tiled level access shower in selected apartments
- Additional cloakroom in selected apartments
- Slip resistant flooring
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

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

Heating and finishes

- Electric underfloor heating
- Walls painted in a neutral coloured emulsion
- Oak veneered doors



**10 Year
Warranty**

Your apartment
comes with a
10 year NHBC
warranty

Development Features

- Lounge for socialising - with audio visual equipment
- Table service restaurant
- 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
- Guest suite
- Function room
- Laundry
- Underfloor heating
- Lifts to all floors
- Fully wheelchair accessible
- Landscaped garden
- Mobility scooter store with charging points
- Car parking available on-site to resident permit holders (please ask a sales consultant for more details)

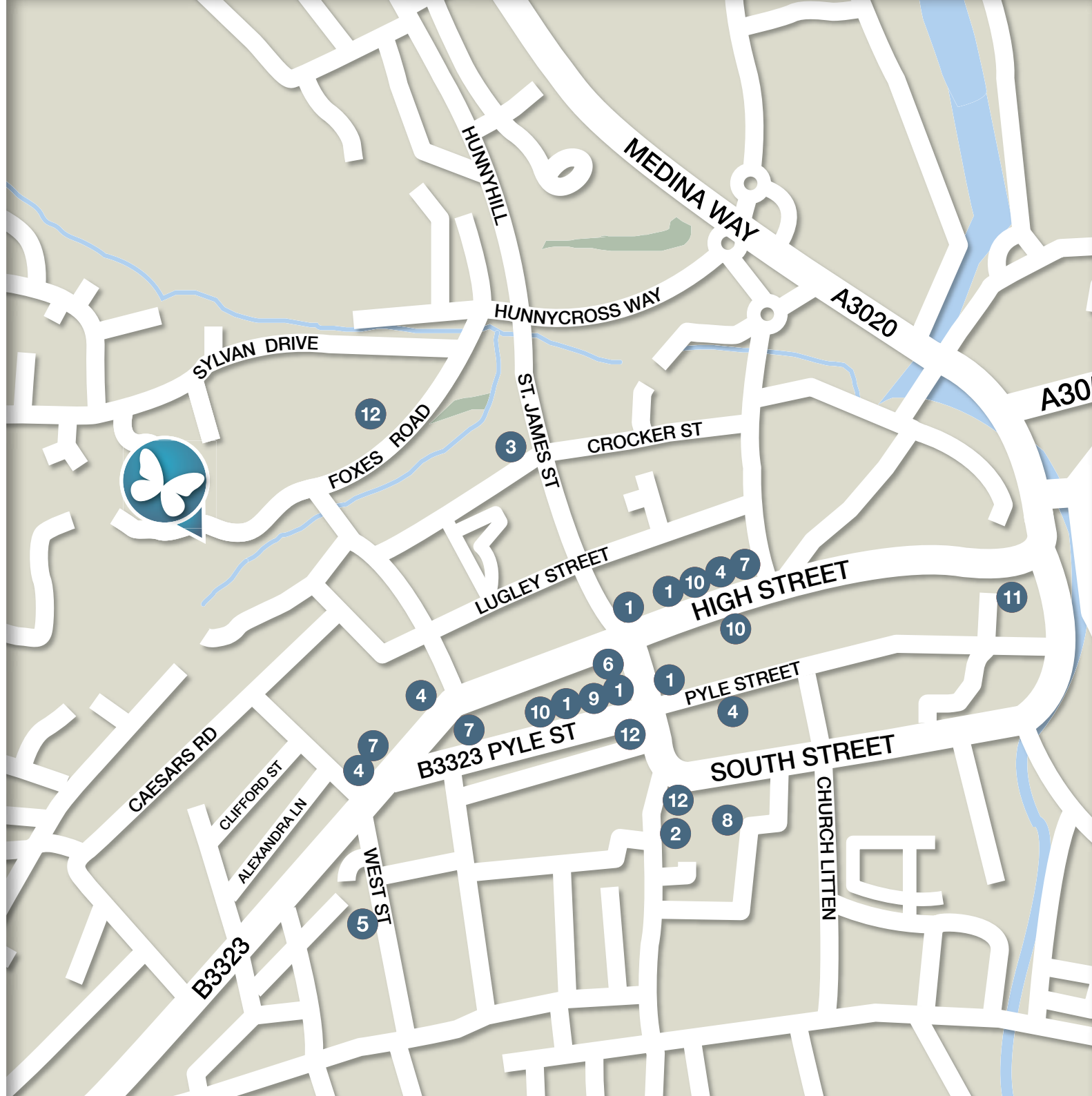




Somers Brook Court

- 1 Bank
- 2 Bus station
- 3 Bus stop
- 4 Chemist
- 5 Doctor
- 6 Dry cleaner
- 7 Hairdresser
- 8 Library
- 9 Newsagent
- 10 Optician
- 11 Police Station
- 12 Supermarket

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



Life in Newport

Somers Brook Court is located within 850 metres of the High Street, where a hairdressers, opticians and chemist can all be found, as well as a vast selection of other popular stores.

Newport, the Isle of Wight's capital town, is located in the central part of the island, dating back some 800 years. Next to the River Medina, Newport was once a busy port, the centre of Newport being made up of a combination of narrow back streets, formal squares and the riverside quay.

Newport is the main shopping area on the Isle of Wight, with recent developments including a new bus station with retail complex, hosting a range of high street shops. Newport bus station is the town's central bus terminus, with all routes in the town serving it. Newport is the hub of the Southern Vectis network, with routes from across the Island terminating there to connect with other services.

Alive with wildlife, the Isle of Wight is one of the few places in England where the red squirrel is flourishing; and many other rare and protected species, such as the dormouse, can be found.

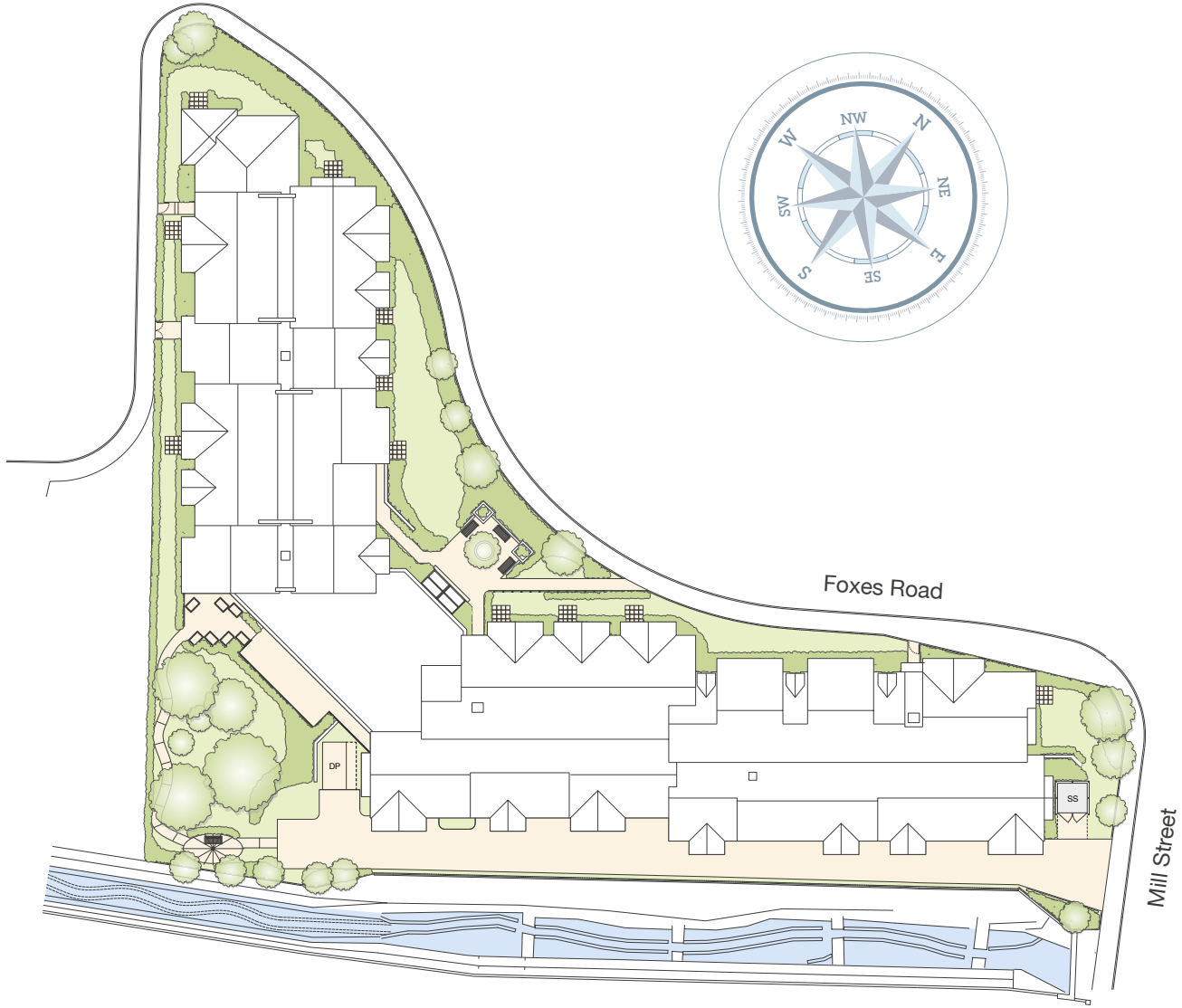


Next steps... To register your interest in Somers Brook Court at Newport, or to find out more, call us on 01983 533180.

Local area images: Carisbrooke Castle, Queen Victoria Statue in St James' Square, Quay Arts

Development Overview

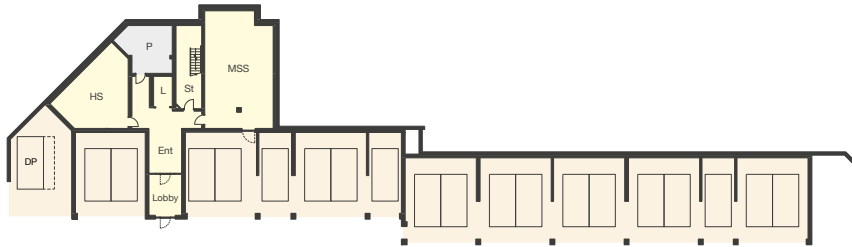
Site & Development Outline



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

- DP - Disabled Parking
- Ent - Entrance
- HS - Homeowners' Store
- L - Lift
- MSS - Mobility Scooter Store
- P - Plant room
- S - Store
- SS - Sub Station
- St - Stairs

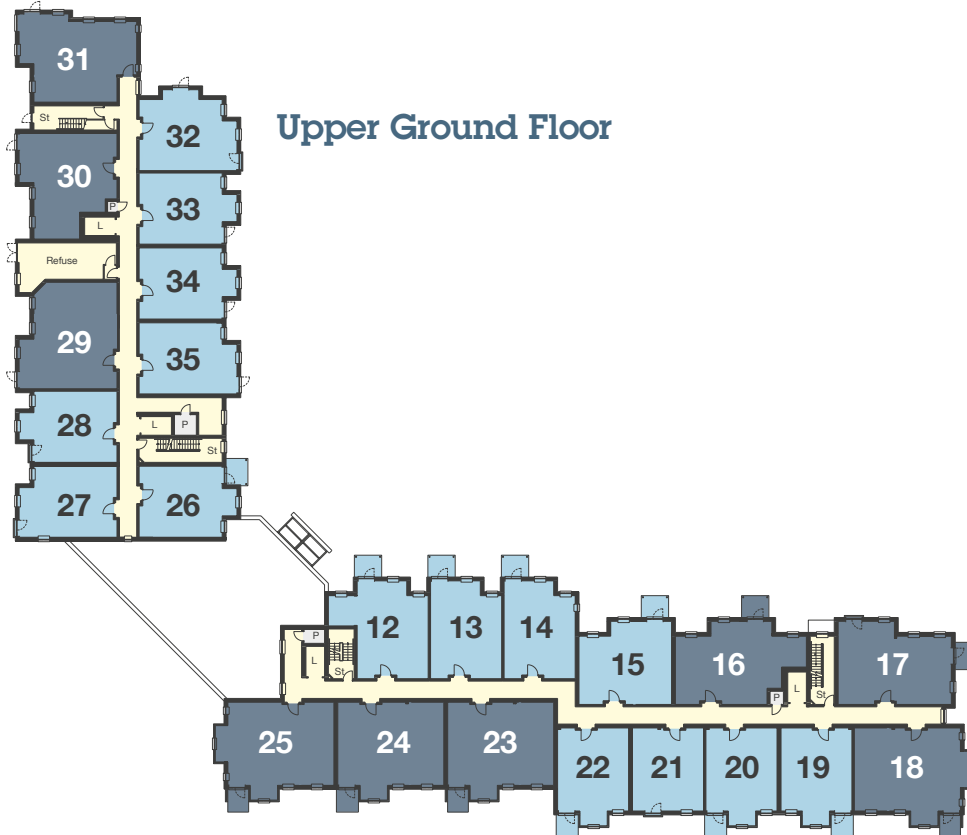
Undercroft Parking Level



Lower Ground Floor



Upper Ground Floor



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- 2 bedroom apartment
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First Floor

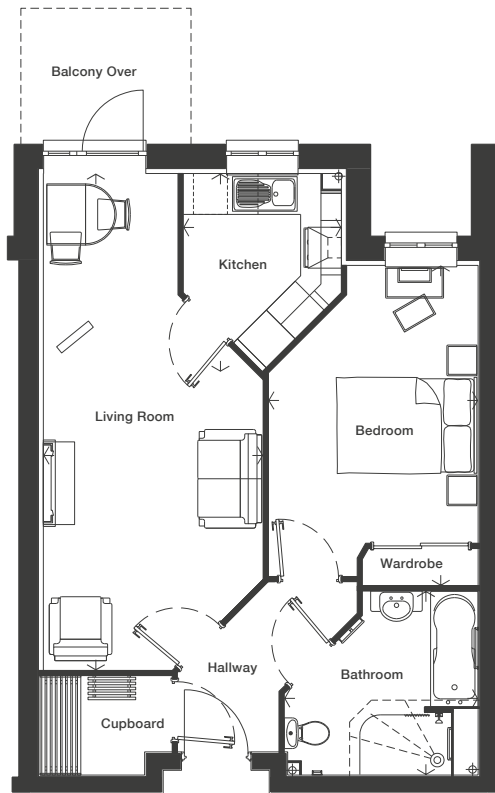
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Second Floor



Typical one bedroom apartment



Living Room (Max.)	23'11" x 10'7"	(7302mm x 3229mm)
Kitchen (Max.)	9'7" x 7'8"	(2913mm x 2325mm)
Bedroom (Max.)	15'5" x 10'1"	(4709mm x 3085mm)
Bathroom (Max.)	9'4" x 8'10"	(2850mm x 2705mm)

Typical two bedroom apartment



Living Room (Max.)	19'6" x 10'9"	(5946mm x 3278mm)
Balcony (Max.)	6'6" x 6'3"	(1975mm x 1895mm)
Kitchen (Max.)	9'7" x 7'8"	(2913mm x 2325mm)
Bedroom 1 (Max.)	15'5" x 9'7"	(4708mm x 2929mm)
Bedroom 2 (Max.)	14'2" x 10'2"	(4324mm x 3096mm)
Bathroom (Max.)	9'7" x 8'10"	(2929mm x 2705mm)
Cloakroom (Max.)	6'5" x 4'10"	(1948mm x 1467mm)

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.

**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.

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,
Homelife House, 26-32 Oxford Road, Bournemouth BH8 8EZ •
Tel: 01 202 292480

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Directions to Somers Brook Court, Newport

Foxes Road, Newport, Isle of Wight PO30 5UN

Heading north from Newport Town Centre, on the A3020 (Medina Way), turn left into Holyroad Street. Take the second exit at the roundabout, onto River Way. Take the first exit at the next roundabout on to Hunnycross Way. Go straight over at the traffic lights into Foxes Road, Somers Brook Court can be found past Sainsbury's on the left.

Heading South from Cowes on the A3020 (Medina Way), pass St Mary's Hospital on the left. At the roundabout take the third exit onto Forest Road, Take the first right onto Parkhurst Road, Continue onto Hunnyhill. At the traffic lights turn right into Foxes Road, Somers Brook Court can be found past Sainsbury's on the left.


YourLife
Care and Management


McCarthy & Stone