

Artist impression



McCarthy & Stone

The UK's leading retirement housebuilder



A life of continued independence with Assisted Living

Wardington Court Kingsthorpe, Northampton

Be part of a
new lifestyle
exclusively
designed for the
over 70s



Artist impression

Welcome to Wardington Court

If you like having everything on your doorstep, our new Assisted Living development at Wardington Court will suit you down to the ground. It's full of character and enjoys a prominent position in the heart of Kingsthorpe, ideally located near to supermarkets and local amenities for your convenience.

Designed exclusively with the over 70s in mind, our Assisted Living developments allow you to carry on living independently in a home you own, with the help of on-site flexible care and support plus the benefit of a table service restaurant. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





A reputation you
can rely on when
you buy with
McCarthy & Stone



Providing award winning customer service

We're incredibly proud to have been awarded a 5 Star rating in customer satisfaction for ten consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We're delighted that so many of our homeowners say they would happily recommend us to their friends and family, we believe this is testimony to the quality and attention to detail that goes into the service we provide, and all our developments.

Since we started in 1977 we've built almost 50,000 apartments, as well as a strong reputation for quality. It's nice to know that we're getting it right, for the people who really matter.



**A vibrant
community
in the heart of
Kingsthorpe**



St John the Baptist Church

There's something for everyone in Kingsthorpe

The perfect location for Assisted Living

Bursting with history and character, you'll find Kingsthorpe a delightful mix of historic architecture, beautiful green parklands, independent shops and supermarkets with local transport links on your doorstep.

Situated on Welford Road, Wardington Court is adjacent to the Kingsthorpe Recreational Grounds; a large parkland area with walkways and green fields for you to enjoy the local wildlife. For literature lovers, the local library is just a short walk away from the development. The village is also home to a plethora of historic sites and buildings, including St John the Baptist Church which retains a number of features from its original construction in the 11th Century, as well as some later 14th Century additions, namely the tower and spire.

Buses operate regularly within the local area, connecting homeowners to the local shops and amenities as well as Northampton town centre, which is under three miles away. With the main high street just around the corner, you are conveniently located near to many local amenities including supermarkets, banks, opticians, dentists, pharmacies, bakeries, cafés and much more.

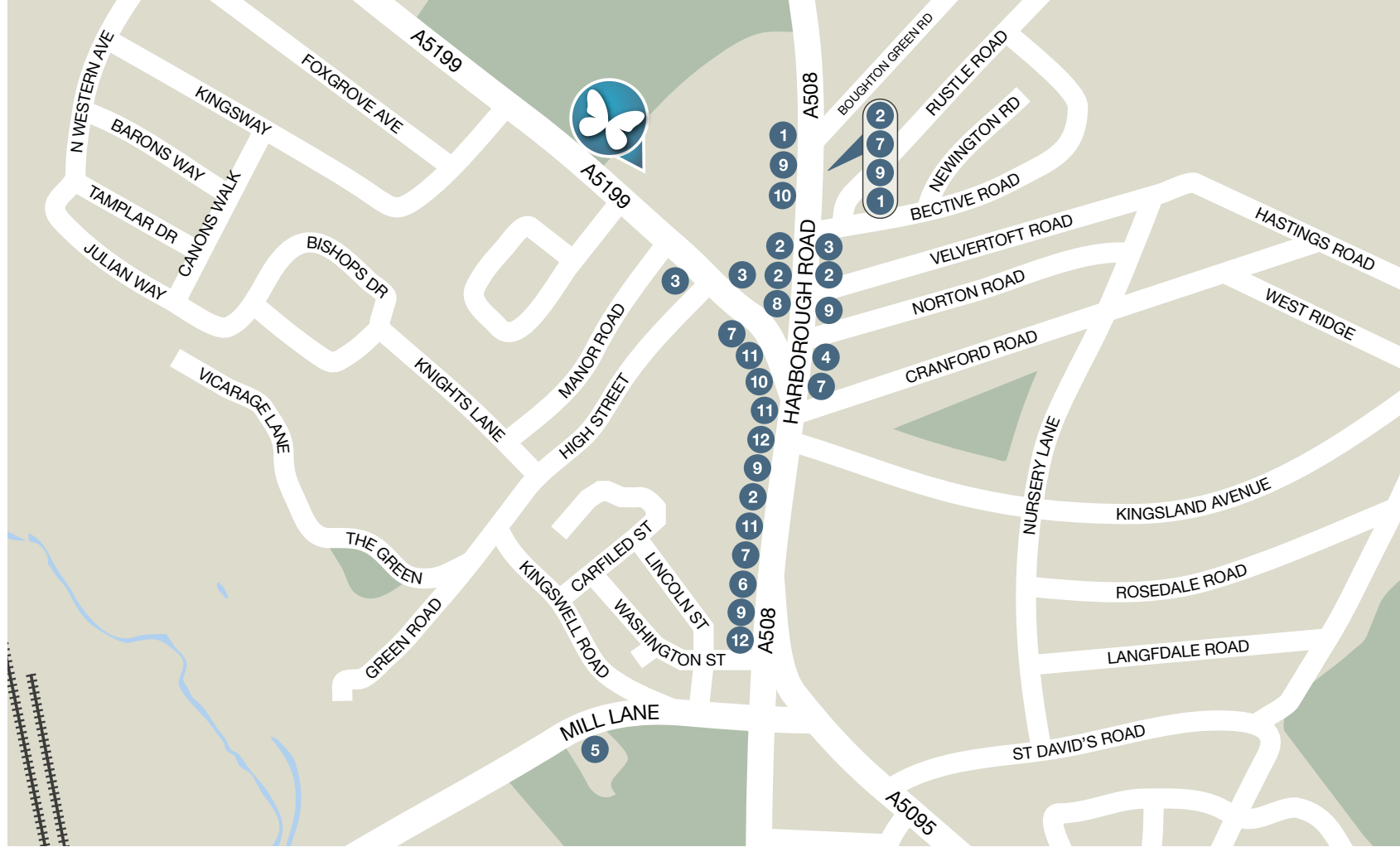
Local Public House





Wardington Court

- 1 Bakery
- 2 Bank
- 3 Bus stop
- 4 Café
- 5 Community Centre
- 6 Dentist
- 7 Hairdresser
- 8 Library
- 9 Optician
- 10 Pharmacy
- 11 Supermarket
- 12 Travel Agent



Nearby shopping area

Our locations are hand picked to be close to local amenities



Local Supermarket



Buy a beautiful, private apartment with everything made simple

With McCarthy & Stone, everything is designed to let you get the most out of life. You can relax in the knowledge that with Assisted Living, there's someone there day and night, should you need assistance in an emergency. That's the real benefit; you can carry on living independently. But should you need a bit of support, now or in the future, there's a qualified and reliable team right on your doorstep.

- **24 hour on-site management** to give you around the clock help and support in an emergency
- **Estate Manager and YourLife team** to ensure you get all the care and support you need
- **Domestic Assistance** to help you with jobs like dusting, vacuuming or changing the bed (one hour per week is included in your service charge)
- **Personal care packages** from 15 minute increments, which are totally flexible and can be organised with the YourLife team^o

“ *The staff are always very willing to help, very patient and very, very caring. Plus it's a beautiful environment for my father to live in. I find it very reassuring that Dad has got staff 24 hours a day if he has got a problem - it has taken a weight off my mind.* ”

Relative of homeowner
Brunlees Court, Southport

^oAdditional charge applies.



A life made
easier with
McCarthy & Stone



We're proud of our caring and dedicated team

A completely flexible service tailored to suit your needs

With Assisted Living, the care and support you receive is every bit as important as the beautiful apartment you'll move into. Our wonderful care and management team is very much an integral part of day-to-day life and you'll come to know them well.

YourLife Management Services

Care and support at our developments is delivered by YourLife Management which was created in 2010 as a joint venture between McCarthy & Stone and the highly regarded care provider, Somerset Care. It's regulated by the Care Quality Commission in England (in Scotland, the care regulator is the Care Inspectorate and in Wales the care regulator is the Care and Social Services Inspectorate).

Everyone who works for YourLife is totally dedicated to what they do, and they go that extra mile to provide exceptional levels of care and

support. For your peace of mind, each staff member has a certificate from the DBS (The Disclosure and Barring Service) and we invest in their training to ensure they have all the skills they need to provide you with a fantastic service.

If you think you would benefit from these services, you can arrange a confidential wellbeing assessment with the Estate Manager to make sure everything is in place from the moment you move in.

YourLife
Care and Management





Personal care

Our team is on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital.

Your service charge includes one hour's domestic assistance every week. You can use the time to get help with everyday tasks, leaving you more time to do the things you enjoy.

If you would like more than your one hour of assistance, you can book any of these services from as little as a 15

minute session for an extra charge.

This flexibility means you only pay for the care and support you need, when you need it.

If you need more help with personal care or other domestic chores, you can choose to 'top up' more support from the following services:

Domestic assistance

You can add in extra time to help with things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters.

Laundry service

The team can take care of all your laundry requirements and return your items washed, dried and ironed within 24 hours.

Lifestyle support

If you want to take a shopping trip or have an evening at the theatre, one of our team will be happy to assist you.

“ *It was our lucky day when we decided to retire to Dutton Court. We couldn't be happier - no regrets!* ”

Dr Maxwell - Homeowner, Dutton Court

**Personalised
flexible care
packages
tailored to
your needs**





Enjoy more time to socialise with new friends and neighbours

The wonderful thing about Assisted Living is that you'll never feel alone. There's always something going on around the development and there are plenty of facilities for you to take advantage of:

Restaurant

Central to the development is our table service restaurant. It's a lovely place to meet up with other homeowners and a nice treat if you don't want to cook for yourself. The restaurant serves freshly prepared lunches daily for you, your family and friends, using locally sourced ingredients and catering for special dietary requirements. If you're planning a special occasion or celebration, you're welcome to book the function room and talk to our chef who will be happy to devise a menu for you. If you're not feeling well then meals can be served in your apartment^o.

Around the development

If you fancy a cup of tea or coffee with your neighbours, you can join them in the homeowners' lounge. When you want a change of scenery, there's also a lovely quiet room in which you can relax with a good book or a jigsaw.

Landscaped gardens

On a sunny day, it's also nice to spend some time in the garden with its attractive winding pathways, sculpture and pergola. And with all maintenance taken care of, you'll have no worries about cutting the grass or weeding.

Guest suite

If your friends and family want to visit, they're welcome to use the guest suite which provides en-suite accommodation with TV and tea and coffee making facilities, for £25 per night[#].

It's a social place to live

It's up to our homeowners to decide what social events and activities happen at each development and the Estate Management Team is on hand to help organise them. There's everything from book clubs, film nights and day trips but the great thing is, you choose how much or how little you get involved.

You'll feel the warmth of friendship at Wardington Court

“ *It's an incredibly special place to live. There's always someone to talk to and we never feel lonely - we all feel very safe here, with great staff who not only care for us, but understand us too.* ”

Margaret Gulson - Homeowner, Dutton Court

^oAdditional charge applies. [#]Subject to availability.



Our developments help take the stress out of being a homeowner

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, as it's all budgeted for in a simple to understand service charge. When it comes to the beautifully landscaped garden, you can sit back and enjoy it without having to lift a finger.

The development at a glance

- Homeowners' lounge where you can meet up with neighbours or make new friends
- Table service restaurant for when you don't want to cook^o
- Landscaped garden for you to enjoy without having to lift a finger
- Quiet Room- a lovely place to sit and relax
- Full wheelchair accessibility in the apartments and throughout the development
- Guest suite perfect for when friends and family come to visit^{o#}
- Lift to all floors making it easy to get around
- Car parking available on-site for permit holders^{o#}
- There's also a fully equipped laundry with raised machines so you can wash, dry and iron with ease, or you can choose to use our on-site washing and ironing service

**Apartments that
are built around
your needs**



Designed to make your life easier

We put a lot of care and attention into the design of our apartments. As well as looking stunning, there's a focus on helping you stay independent.

Perfect for relaxing and entertaining, your living room will have enough space to welcome your friends and family. We've also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in. Throughout the apartment, everything is kept light and neutral, so whatever your taste in furniture and

furnishings, everything is sure to coordinate beautifully. Some apartments even have their own balconies or private patios.

In the kitchen, you'll see that we've incorporated a range of high quality appliances, including raised oven, ceramic hob and integral fridge/freezer. And everything is laid out to make cooking and cleaning as effortless as possible, completed with coordinating tiles, splashbacks and worktops for a top quality look.

*When a Sky TV package is purchased. #Subject to availability.

Our luxurious level access shower rooms are designed to offer both functionality and safety. They all have level access, so you don't have to step in and out of a bath, lever taps which turn on and off effortlessly and slip resistant flooring.

Our comfortable apartments are built to the Lifetime Homes Standard – a set of 16 design criteria that provide a model for building accessible and adaptable homes – and are wheelchair friendly. This means you'll find ovens and plug sockets set at waist height, easy to use lever taps and grab rails along the hallways, making getting around easier. You'll also find a secure charging area for mobility scooters#.

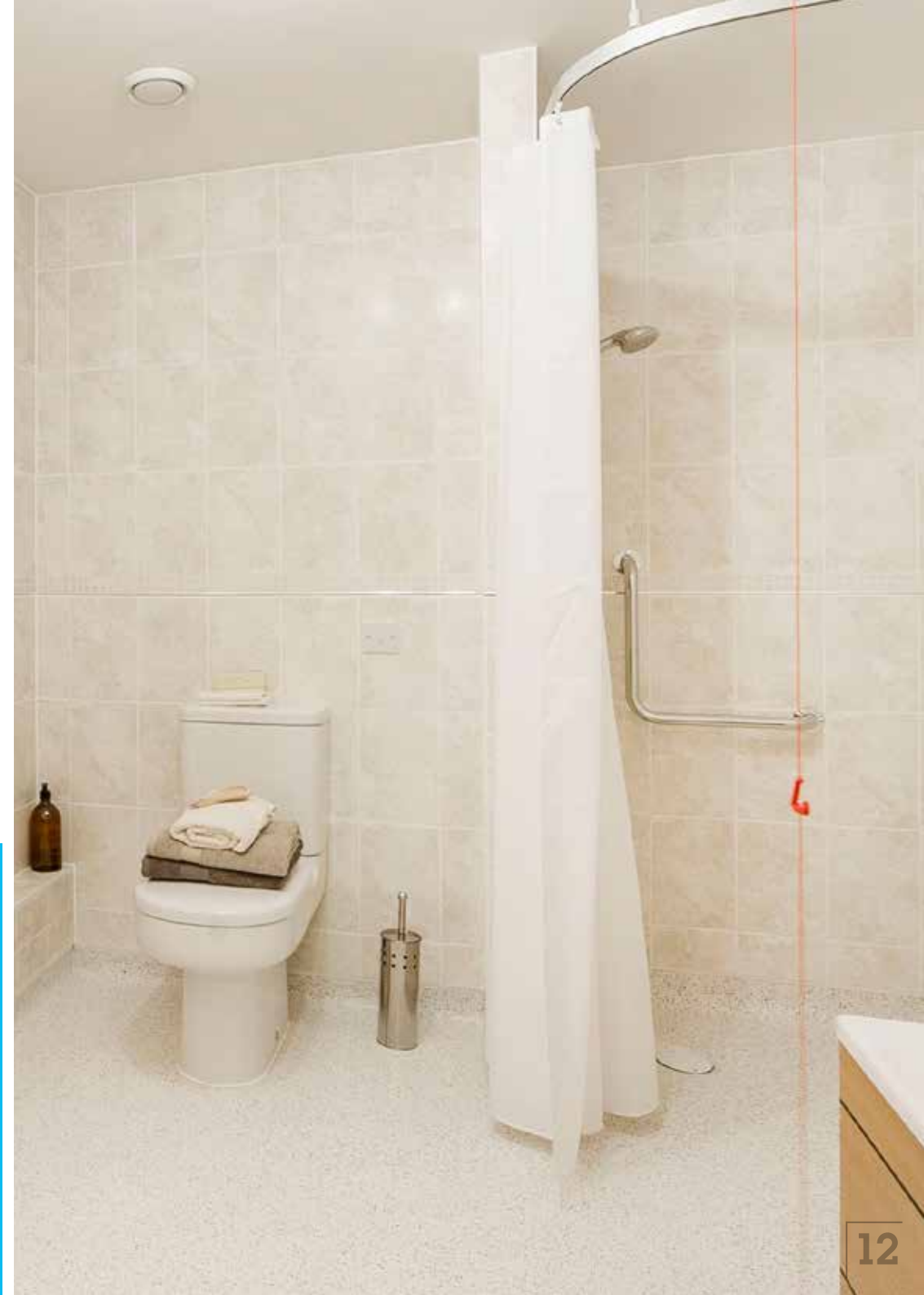
With double glazing, insulation and underfloor heating throughout, your apartment will also be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low.

Safe and Secure

In a McCarthy & Stone development your security is paramount, and you can rest assured we've got it covered. Peace of mind comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm. So day or night, you can relax in the knowledge that you're safe.



**Keeping you and
your possessions
safe and secure**





Experience a new level of comfort, with everything designed around you

A quick look inside one of our apartments

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to keep you warm and ensure your bills stay low
- Walk in wardrobe in selected apartments so it's easy to keep everything organised and within reach
- Balcony or patio with selected apartments, letting you enjoy your own outside space
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob, laid out to make cooking easier
- Cooker hood to help keep your apartment fresh
- Stainless steel sink with hardwearing, easy to clean surface
- Lever taps which turn on and off easily
- Under pelmet lighting to direct light where you need it

Shower room

- Shower which is fitted and tiled with level access to make it easier to get in and out
- Slip resistant flooring provides safety in your bathroom
- Fitted mirror for a sleek, coordinated look
- Electric shaver socket fitted for your convenience
- Heated towel rail to keep your towels dry and warm
- Extractor ventilation keeps your bathroom free of steam

Heating and finishes

- Underfloor heating to keep you warm whilst being clean and economical
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Door entry system which links to your TV, so you can see who's there before you open the door
- 24 hour emergency call system with a personal pendant so you can get assistance day or night. There's also a call point in the bathroom
- Smoke detector and intruder alarm to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom so you can access them easily in the dark

*When a Sky TV package is purchased



There's plenty to enjoy when you make the most of life in your new home

Once you see how easy and enjoyable life is with McCarthy & Stone, we think you'll be convinced it's the right move for you.

We'll help you make the move

Once you've found the perfect apartment, your move couldn't be in better hands. From then on, you can leave us to plan and organise everything including de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

Take a look for yourself

We'd be delighted to show you around Wardington Court. Call us and we'll arrange a date to suit you.

**Welford Road Kingsthorpe
Northampton NN2 8AG**

Tel: 0800 201 4106



McCarthy & Stone

The UK's leading retirement housebuilder

A unique development of 56 one and two bedroom Assisted Living apartments in the heart of Kingsthorpe, Northampton. Providing the support you need to enjoy a fulfilling, independent retirement.



Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit **mccarthyandstone.co.uk/wardingtoncourt**



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