



# Holmes Place

Retirement apartments in the heart of Crowborough



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. At Holmes Place, you can enjoy those little luxuries like having underfloor heating and balconies to selected apartments. The development benefits from lots of natural light and the impressive split level homeowners lounge with a balcony terrace ensures you can enjoy the delights of the landscaped gardens all year round.

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 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 is second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. Surrounded by stunning countryside, our new development in Crowborough boasts an elegant façade which blends in with the nearby architecture.

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 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. Please 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 homeowners' lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



<sup>^</sup>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<sup>†</sup> 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, 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







Peace of mind is provided by your House Manager



## Apartment features at Holmes Place

### General

- Double glazing
- Walk-out balconies to selected apartments
- Walk-in wardrobe to 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
- Cooker hood
- Mid-height oven
- Stainless steel sink with lever taps
- Under pelmet lighting

### Shower room

- Fitted and tiled with level access shower
- En-suite bathroom and shower room to selected 2 bedroom apartments
- Fitted mirror

- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Heating and finishes

- Electric underfloor heating to apartments and communal areas
- 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
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment





## Development features

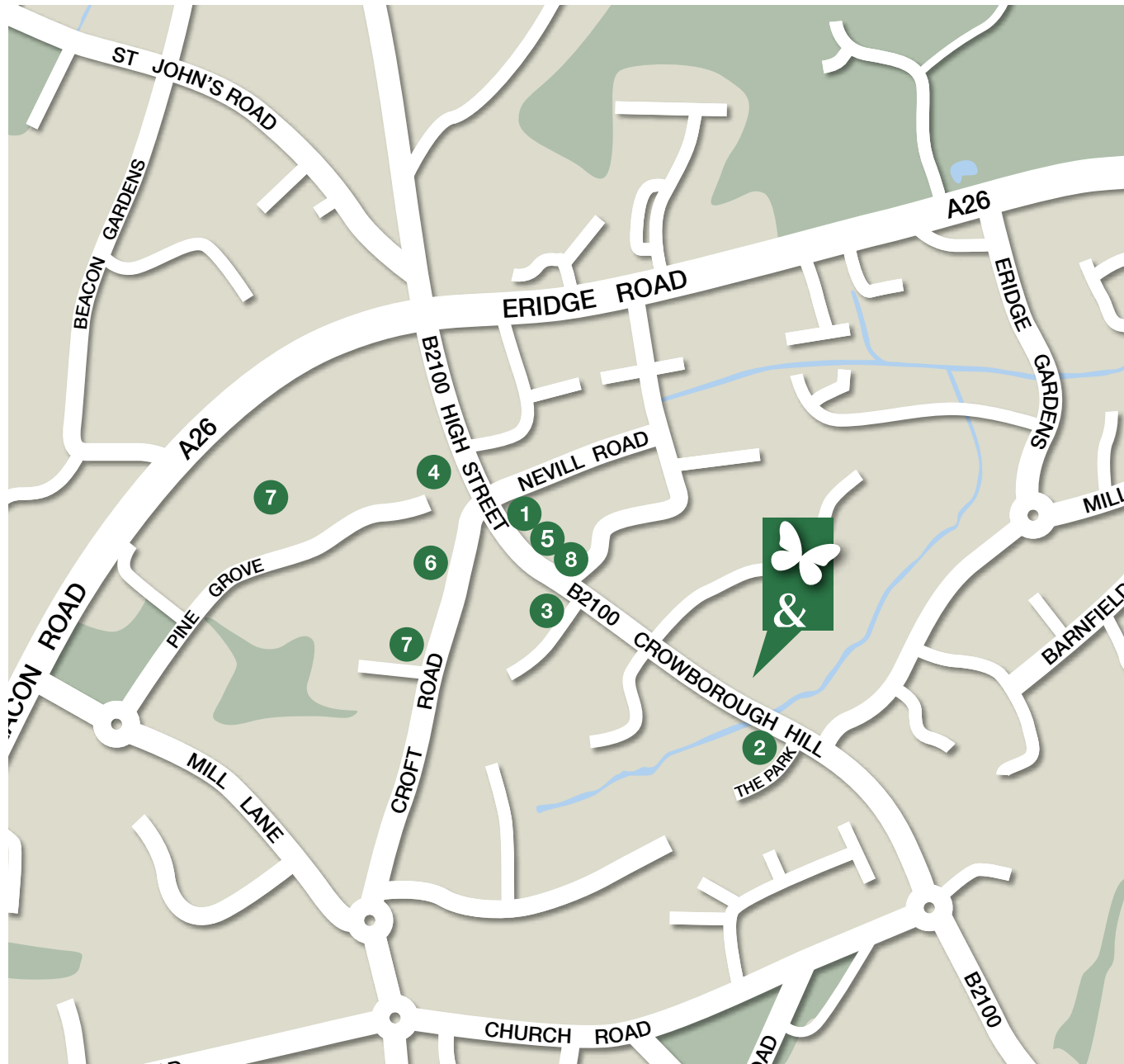
- Split-level homeowners' lounge with balcony terrace
- House Manager
- Guest suite
- Laundry room
- Lift to all floors (excluding apartment 34)
- Landscaped garden
- Mobility scooter charging room
- Car parking available on site to resident permit holders (ask Sales Consultant for more details)





## Holmes & Place

- 1 Bank
- 2 Bus Stop
- 3 Dentist
- 4 Hairdresser
- 5 Optician
- 6 Pharmacy
- 7 Supermarket
- 8 Town Hall







Statue of Sir Arthur Conan Doyle

## Life in Crowborough

Undoubtedly Crowborough's most famous former resident, Sir Arthur Conan Doyle, lends the name of his famous detective – Sherlock Holmes – to McCarthy & Stone's new development, Holmes Place.

Built just outside the town centre in the leafy setting of Crowborough Hill, Holmes Place is ideally positioned so that you can enjoy your retirement lifestyle to the full. Set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest, the surrounding countryside is a walker's paradise. A bus stop located just outside the development can take you into town and beyond. The town itself boasts a wide range of shops and amenities – supermarkets, cafes and restaurants, independent shops and high street stores. There is also a monthly farmers market to be enjoyed. With good transport links, including a well serviced railway station, Crowborough is ideally situated half-way between the bright lights of the capital and the picturesque South Coast.



All Saints Church



The High Weald

### Next steps...

To register your interest or to find out the latest on Holmes Place call us on 0800 919 132.

# Development Overview

Site & Lower Ground Floor

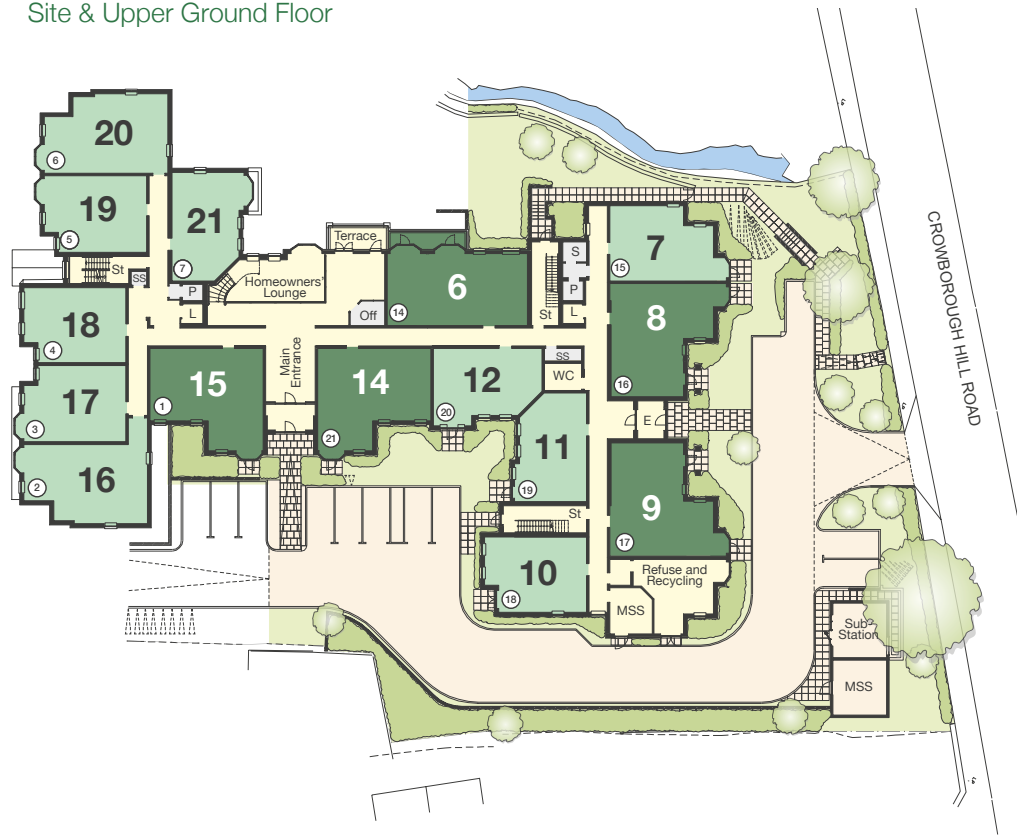


- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas
- ⑩ Postal number

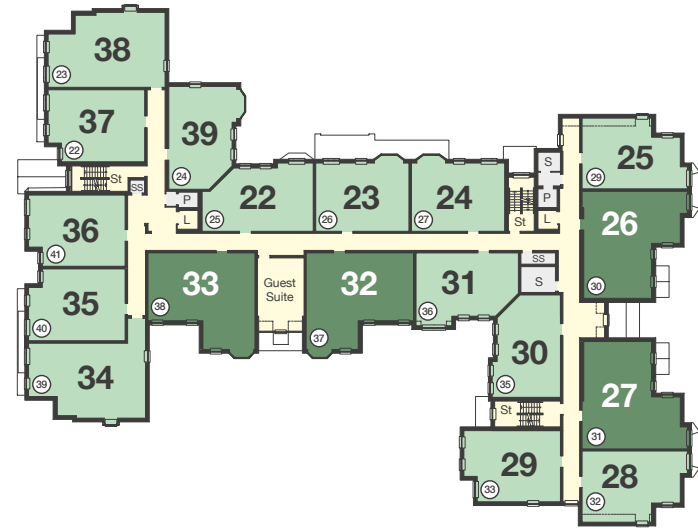
- E - Entrance
- K - Kitchen
- L - Lift
- MSS - Mobility Scooter Store
- Off - Office
- P - Plant Room
- S - Store
- SS - Smoke Shaft
- St - Stairs



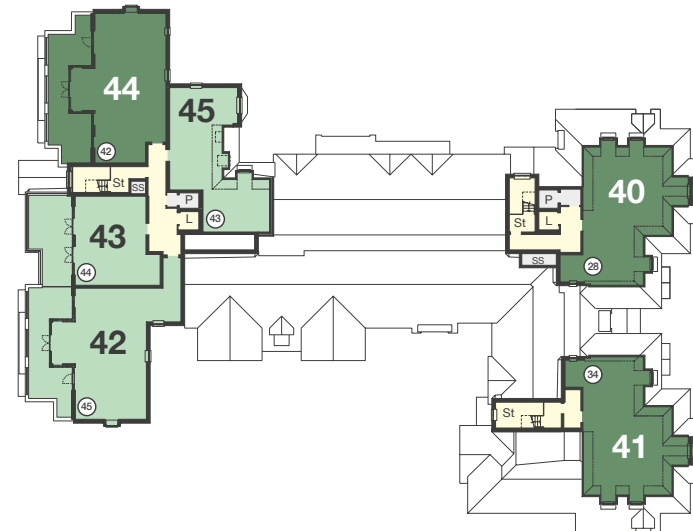
Site & Upper Ground Floor



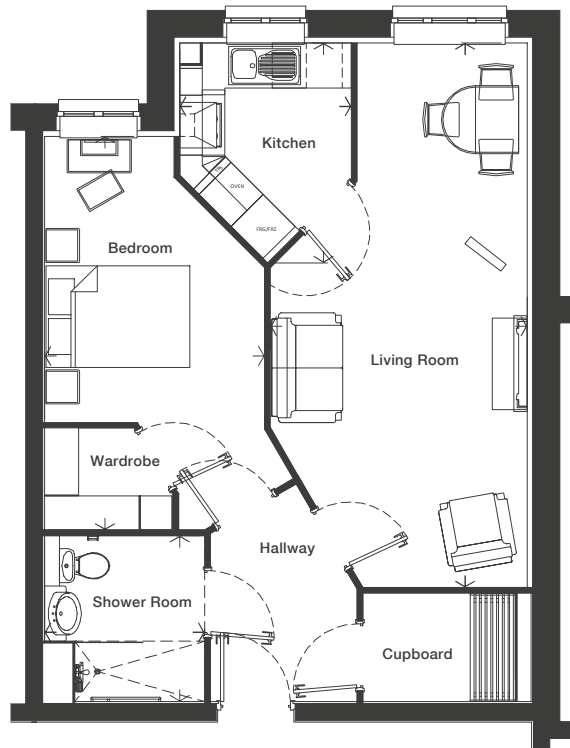
First Floor



Second Floor

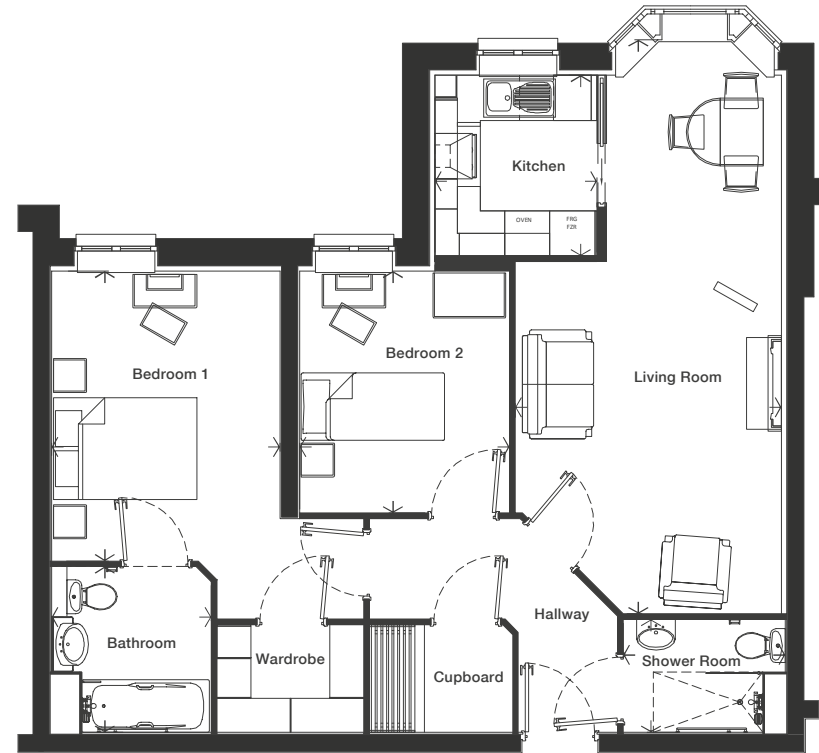


## Typical one bedroom apartment



Living Room (Max.)	23'8" x 11'2"	(7212mm x 3400mm)
Kitchen (Max.)	9'7" x 7'5"	(2912mm x 2273mm)
Bedroom (Max.)	17'1" x 9'7"	(5213mm x 2914mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

## Typical two bedroom apartment



Living Room (Max.)	25'0" x 11'7"	(7621mm x 3536mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom 1 (Max.)	12'8" x 9'11"	(3849mm x 3029mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Bedroom 2 (Max.)	10'6" x 9'2"	(3210mm x 2788mm)
Shower Room (Max.)	7'1" x 4'11"	(2150mm x 1500mm)

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 Holmes Place

Crowborough Hill, Crowborough TN6 2RS

Tel: 0800 919 132

## From the M25

Exit the M25 onto the Sevenoaks By-Pass/A21 towards Sevenoaks and Hastings

Follow the A21 for 10 miles before exiting onto the A26 via the ramp towards Southborough/Tunbridge Wells

Continue on the A26 for 10 miles

Turn left onto High Street/B2100 when you reach Crowborough

Continue up onto Crowborough Hill and Holmes Place is on the left hand side



McCarthy & Stone

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.

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, 2 Genesis Business Park, Albert Drive, Woking, Surrey GU21 5RW • Tel: 01483 908600

January 2014