



Pavilion Court

Seafront retirement apartments in Felixstowe



 **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. Pavilion Court is a contemporary development of 8 one bed and 38 two bedroom retirement apartments for the over 60s, where you can enjoy those little 'luxuries' like having a balcony with a sea view, walk in wardrobe, as well as a clever room design that makes the most of the natural light.

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, 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. The contemporary modern design of Pavilion Court ensures each apartment has a sea view.

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 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 mobility scooter 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.





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.

[†]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 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 Pavilion Court

General

- Balconies with sea views to most apartments
- Winter gardens to penthouse apartments
- Walk in wardrobe
- Double glazing
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room
- Separate washer/dryer

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 shower tray
- En-suite bathroom in two bedroom apartments
- Fitted mirror
- Electric shaver socket

- Heated towel rail
- Extractor ventilation

Heating and finishes

- Dimplex wall heaters
- 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

- Homeowners' lounge
- House Manager
- Guest suite[^]
- Lift to all floors
- Landscaped garden
- Mobility scooter charging point[#]
- Car parking available on site to resident permit holders[#]
(Please ask the Sales Executive for more details).



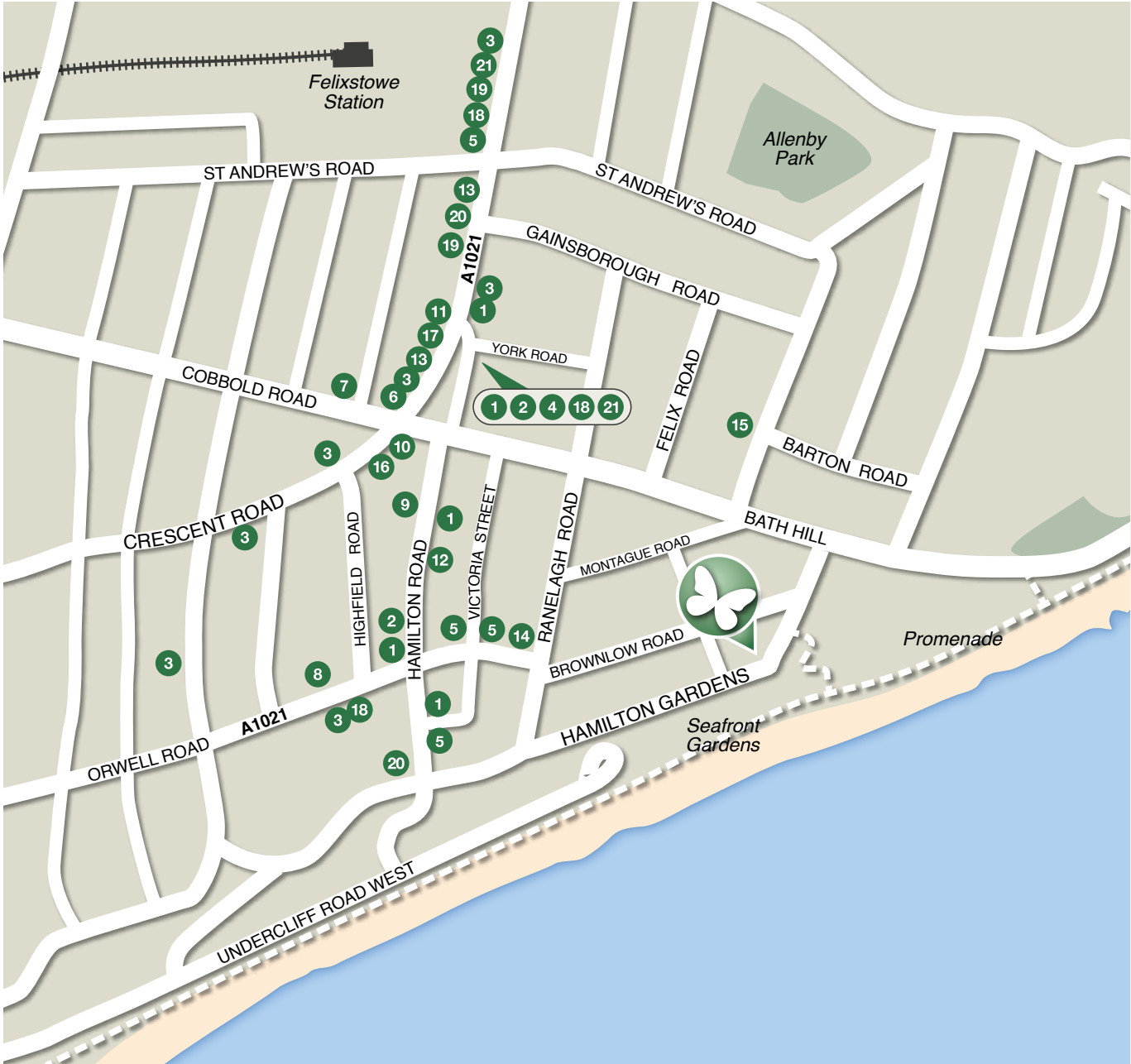
Guest suite

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



Pavilion Court

- 1 Bank
- 2 Baker
- 3 Bus stop
- 4 Butcher
- 5 Café
- 6 Cinema
- 7 Dentist
- 8 Doctors surgery
- 9 Electrical store
- 10 Fishmonger
- 11 Florist
- 12 Food store
- 13 Fruiterer
- 14 Hairdresser
- 15 Hospital
- 16 Library
- 17 Newsagent
- 18 Optician
- 19 Pharmacy
- 20 Post Office
- 21 Supermarket



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



Views from Pavilion Court

Life in Felixstowe

Located in Suffolk, the popular Edwardian seaside town of Felixstowe sits on the North Sea coast between the River Orwell and River Deben.

Its strategic position on the east Suffolk coast has ensured the town features throughout English history, from the building of a 3rd century Roman fort through to the repelling of a Dutch invasion in 1667.

Felixstowe offers all the shops and amenities expected of a modern town but with the added attractions of a sea side location including a pier, promenade, seafront gardens and beaches. Those looking for more exclusive shopping will enjoy the historic town of Woodbridge less than 15 miles away.

Pavilion Court is perfectly positioned on the seafront just 50 metres from the Victorian promenade and less than a 300 metre level walk into the town. A bus stop is located on Orwell Road less than 350 metres from the development, with services into the town centre and further a field.

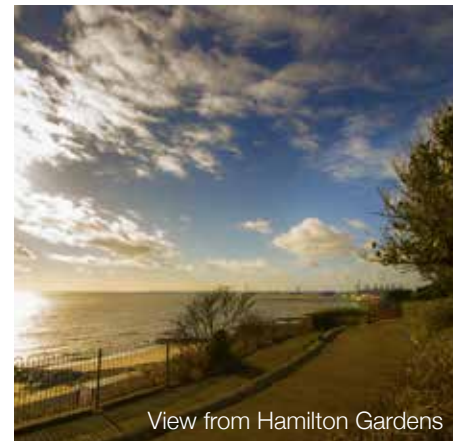
Pavilion Court makes the dream of retiring to the seaside a reality.



The Thoroughfare, Woodbridge



Felixstowe Town Centre

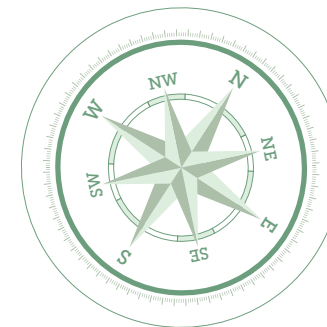


View from Hamilton Gardens

Next steps...

To register your interest or to find out the latest on Pavilion Court call us on 0800 201 4106.

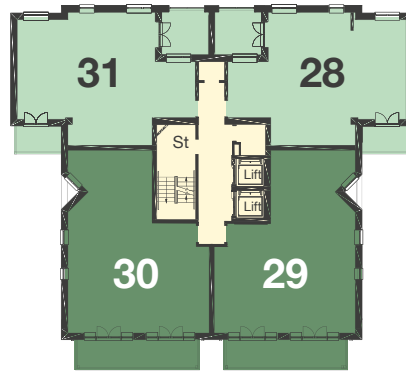
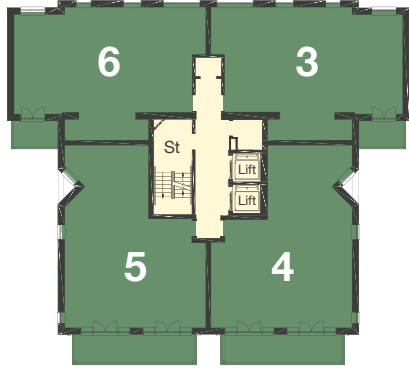
Site & Ground Floor



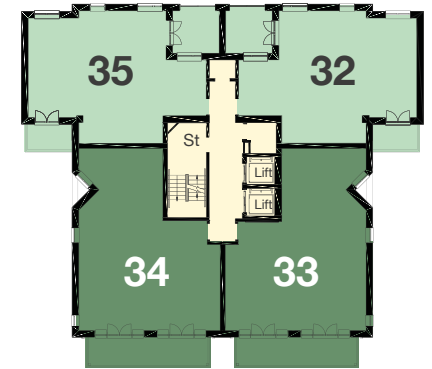
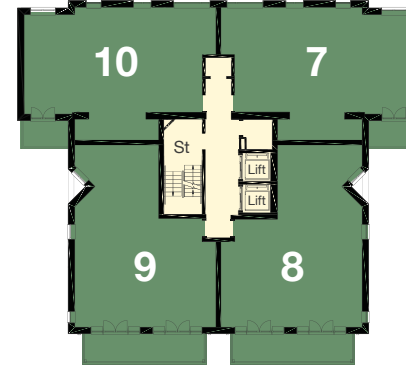
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- P - Plant room
- Off - Office
- L - Lift
- S - Store
- St - Stairs

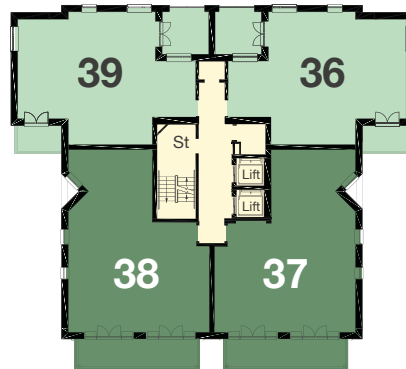
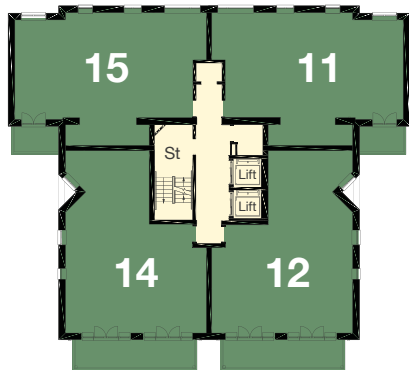
First Floor



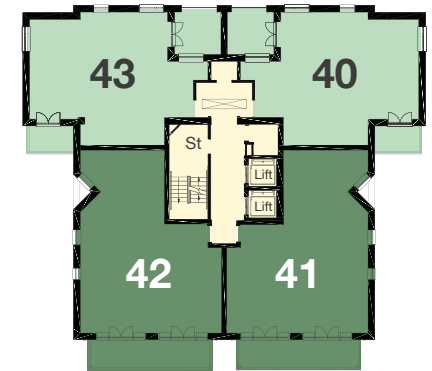
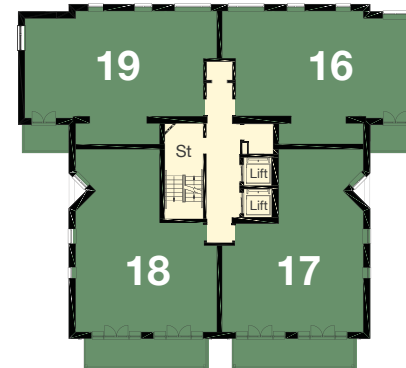
Second Floor



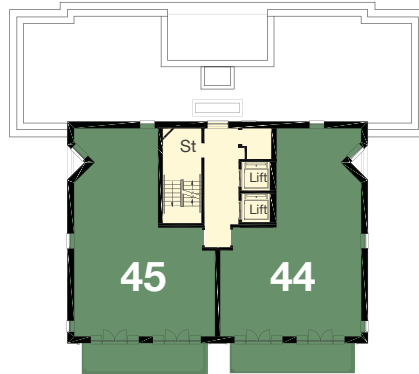
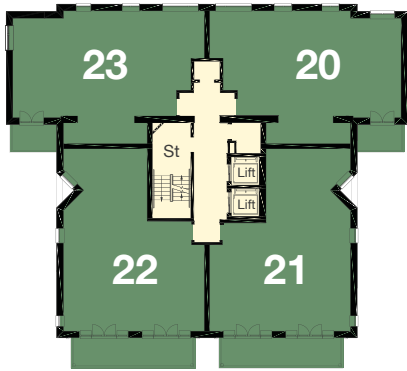
Third Floor



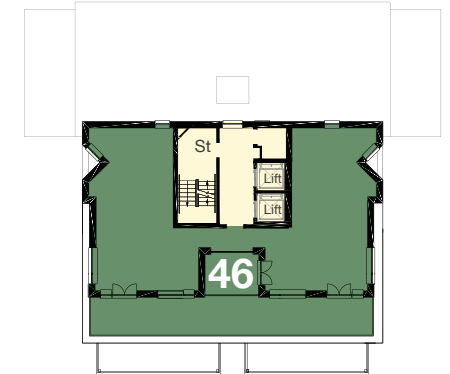
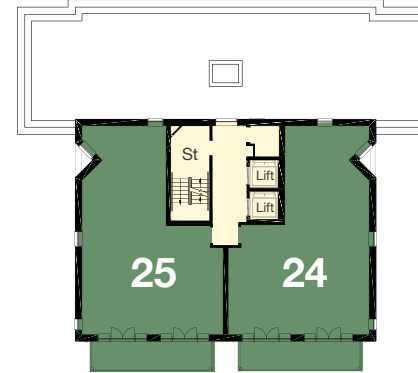
Fourth Floor



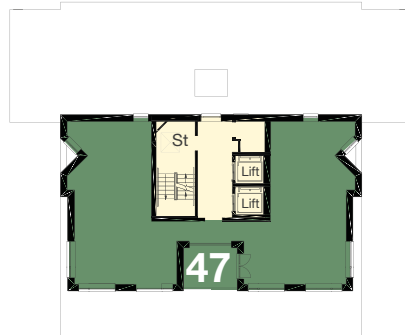
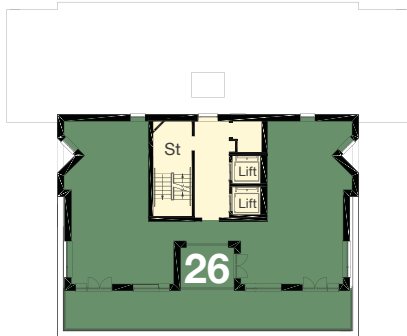
Fifth Floor



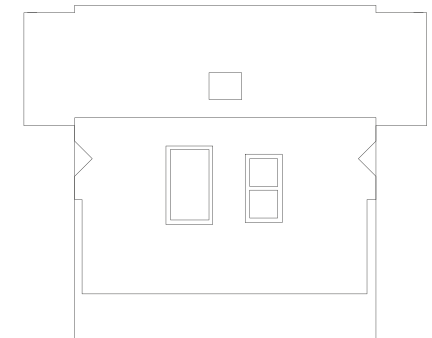
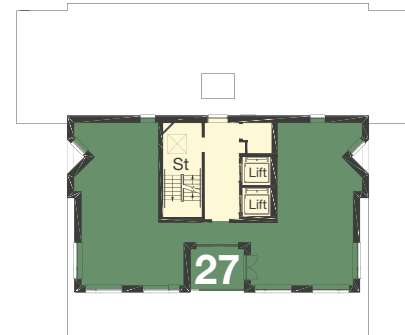
Sixth Floor



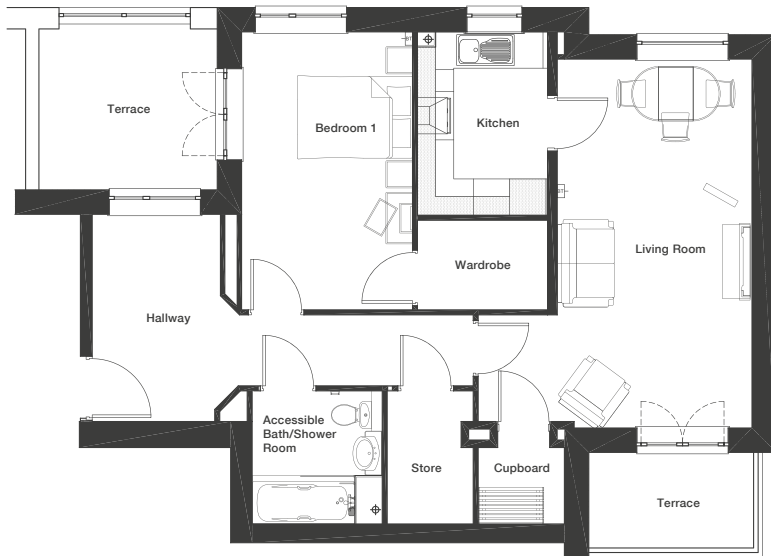
Seventh Floor



Eighth Floor

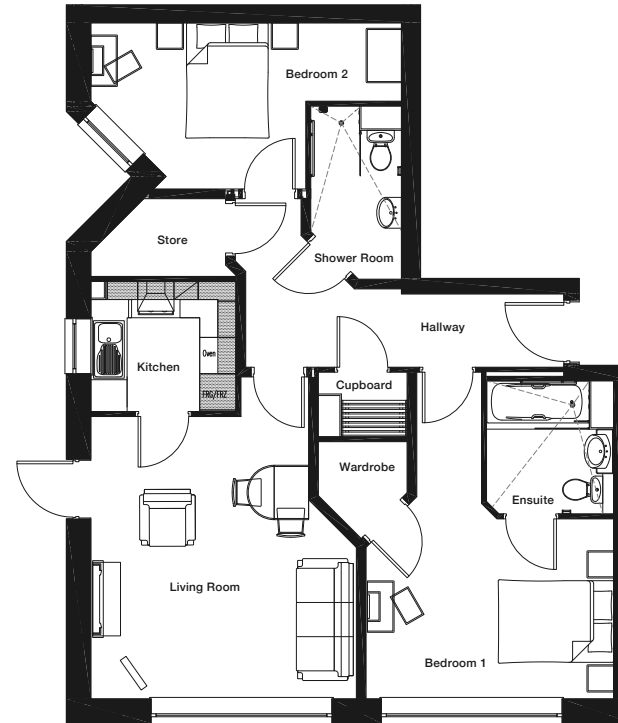


Typical one bedroom apartment



Living Room (Max.)	20'0" x 10'7"	(6098mm x 3219mm)
Kitchen (Max.)	9'11" x 7'1"	(3031mm x 2150mm)
Bedroom (Max.)	15'1" x 9'3"	(4595mm x 2825mm)
Bathroom (Max.)	7'3" x 7'1"	(2200mm x 2150mm)

Typical two bedroom apartment



Living Room (Max.)	15'4" x 14'5"	(4668mm x 4390mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom 1 (Max.)	13'5" x 9'9"	(4090mm x 2977mm)
Bedroom 2 (Max.)	16'10" x 9'0"	(5136mm x 2747mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2100mm)
Shower Room (Max.)	9'5" x 4'11"	(2860mm 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 Pavilion Court

Pavilion Court, Hamilton Gardens, Felixstowe IP11 7FA

Tel: 0800 201 4106

From the A14, travelling east

Travelling east, leave the A14 at Junction 60 and at the roundabout take the first exit onto the A154 signposted 'Felixstowe Town Centre'.

At next roundabout take the first exit onto the A1021 signposted 'Local Traffic'.

After less than a quarter of a mile take the fourth exit on the roundabout onto the A1021.

At next roundabout take the second exit onto the A1021.

After quarter of a mile bear left onto Hamilton Road, the B11082.

Turn left onto Cobbold Road, then at the next roundabout continue straight on.

Take the second right onto Cambridge Street and first left onto Brownlow Road. Pavilion Court is located on the left hand side.



To find out more, call us on **0800 201 4106**
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 8AQ 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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