

# Hillier Court

Botley Road, Romsey, Hampshire, SO51 8ZL



McCarthy & Stone

The UK's leading retirement housebuilder

Artist impression



Enjoy the freedom to do the things  
you want with Retirement Living



Your dream  
apartment built  
by an award  
winning  
developer



Artist impression

## Welcome to Hillier Court

If you like having everything on your doorstep, our new Retirement Living development in Romsey will suit you down to the ground. Conveniently located this modern yet homely development is situated on Botley Road. Hillier Court has been built in keeping with the local area, and its design has been influenced to compliment the historical yet beautiful market town of Romsey.

McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort. Exclusively for the over 60s, our Retirement Living developments give you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening – and there's support if you need help with anything. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





Join 10 years  
of happy  
homeowners  
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 Romsey

Romsey Town Centre



## There's plenty on your doorstep in Romsey

### The perfect location for Retirement Living

Romsey is an exquisite market town situated in idyllic countryside on the River Test. Famed for its trout fly fishing, the River Test provides a wonderful place to relax and take in the remarkable scenery that's on offer. Memorial Park and the small public garden adjacent to the 13th century King John's House are just a stone's throw from the town centre and offer another perfect location to relax and unwind.

The magnificent Norman Abbey dominates the town landscape, with many recently renovated shops catering for all sorts of needs. For those who wish to immerse themselves in the history of the region, the spectacular parkland and Palladian house of Broadlands is open at certain times of the year.

Hillier Court will have a Co-operative store located on site providing everyday essentials, while a bus stop immediately outside the site provides a regular service to the high street, Waitrose supermarket and surrounding towns.

Just over half a mile away from the development, the railway station provides regular services between Portsmouth and Cardiff via Southampton, Salisbury and Bristol, meaning the whole of the south-coast is at your fingertips should you wish to explore further. The M27 and M3 are both within 10 miles, while the A34 provides a gateway to the Midlands and the North.

Romsey Abbey





## Hillier Court

- 1 Bank
- 2 Bus Stop
- 3 Cinema/Theatre
- 4 Dentist
- 5 Doctors Surgery
- 6 Pharmacy
- 7 Supermarket
- 8 Railway Station



Romsey River Test

**Our locations  
are hand picked  
to be close to  
local amenities**



Romsey Farmers Market



## Our developments take the stress out of being a homeowner

You'll feel at home in your beautiful new apartment in next to no time. It's easy to relax knowing there's a House Manager on hand during the day – a friendly face who'll be around to offer you help and support.

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



Enjoy more time to socialise with the people you care about





## Be part of a wonderful community at Hillier Court



Typical landscaped garden

## Imagine more time to socialise with new friends and neighbours

Our developments have everything you need to get on with a full and active life. There's a homeowners' lounge and outdoor space, where you can enjoy the company of friends, as well as private car parking on-site#. There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay<sup>o</sup>.

We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too, as long as they're well behaved\*.

“

*I love the space that I've got in my new lounge and I've got my own patio if I want to enjoy some fresh air, or I can meet up with my new friends and sit in the residents' rose garden to catch-up on what's going on – it really is such a lovely place to be.*

**Mrs Hope Weir** - Homeowner, Clifton Mews

”

<sup>o</sup>Extra charge applies #Subject to availability \*Please speak to Sales Executive for more information on our pet policy





Typical living room

Where quality  
and design go  
hand in hand



## Apartments designed to make your life easier

Step inside one of our new apartments and you'll wonder why you didn't move years ago. You'll settle in quickly with your own things around you, and when family and friends visit, there's more than enough room to entertain them. Selected apartments also feature balconies or private patios.

### Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances, including waist height oven, ceramic hob and integrated fridge/freezer. Everything is

laid out to make cooking and cleaning as effortless as possible, and completed with coordinating tiles, splashbacks and worktops for a top quality look.

Our luxurious bathrooms are designed to offer both functionality and safety. They have level access showers with slip resistant flooring so you can get in and out easily, lever taps which turn on and off effortlessly and sleek fitted mirrors which are combined with a light and integrated shaver socket.



### 10 year guarantee

For total peace of mind, every apartment comes with a two year warranty for most aspects of the construction, backed up by an NHBC guarantee which covers major structural defects for a further eight years.



### Safe and secure

Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

### A helping hand from our handyman service

We're here to help and will do all we can to get you settled – you can even use our handyman service if you need someone to put up pictures, shelves or hang curtains (we'll give you one hour's time free within your first 30 days of moving into your apartment).

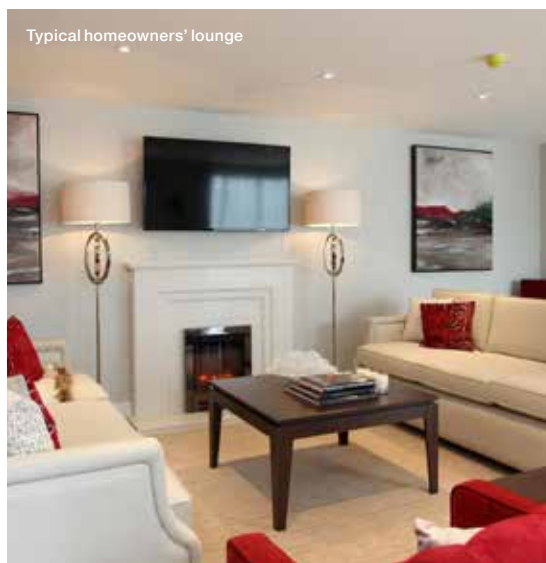
### Put your own stamp on your apartment

Throughout the apartment, everything is kept light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully. You'll have plenty of scope to make your apartment your own and incorporate your own personal touches.

“ *We could personalise the apartment to suit us and create our dream home.* ”  
**Jack and Brenda Roberts** - Homeowners, Kingsman Court



Typical bedroom



Typical homeowners' lounge

**Our stunning  
apartments are  
built to high  
standards**

With everything designed around you, experience a new level of comfort



Typical kitchen



Typical shower room

## The development at a glance

### Services

- House Manager to provide help and support when needed during the day
- 24 hour emergency call system should you need assistance
- Handyman service if you need someone to put up pictures, shelves or hang curtains – we'll give you one hour's time free within your first 30 days of moving into your apartment

### Development

- Homeowners' lounge where you can meet up with neighbours
- Landscaped garden for you to enjoy without having to lift a finger
- Guest suite perfect for when friends and family come to visit<sup>◇</sup>
- Lifts to all floors
- Car parking available on-site for permit holders<sup>#◇</sup>

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

## The apartments at a glance

### 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 or fitted wardrobe in all apartments.
- Balcony or private patio to selected apartments, letting you enjoy your own outside space
- Lever taps throughout, which turn on and off easily
- 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

\*Subject to Sky Subscription

### Shower room

- One bedroom apartments include:
  - Fitted and tiled level access shower
- Two bedroom apartments include:
  - Fitted and tiled level access shower to en-suite
  - Fitted and tiled with shower tray to shower room
- Sleek fitted mirror, combined with light and integrated shaver socket
- Heated towel rail
- Extractor ventilation

### Heating and finishes

- Underfloor heating
- 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, allowing you to see who's there before opening the door
- Smoke detector and intruder alarm
- Illuminated light switches for bathroom and main bedroom





## 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 de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

There are lots of ways we can make your move as easy as possible. Call us for more information, visit one of our developments to find out more or we'll come to you if that's easier.

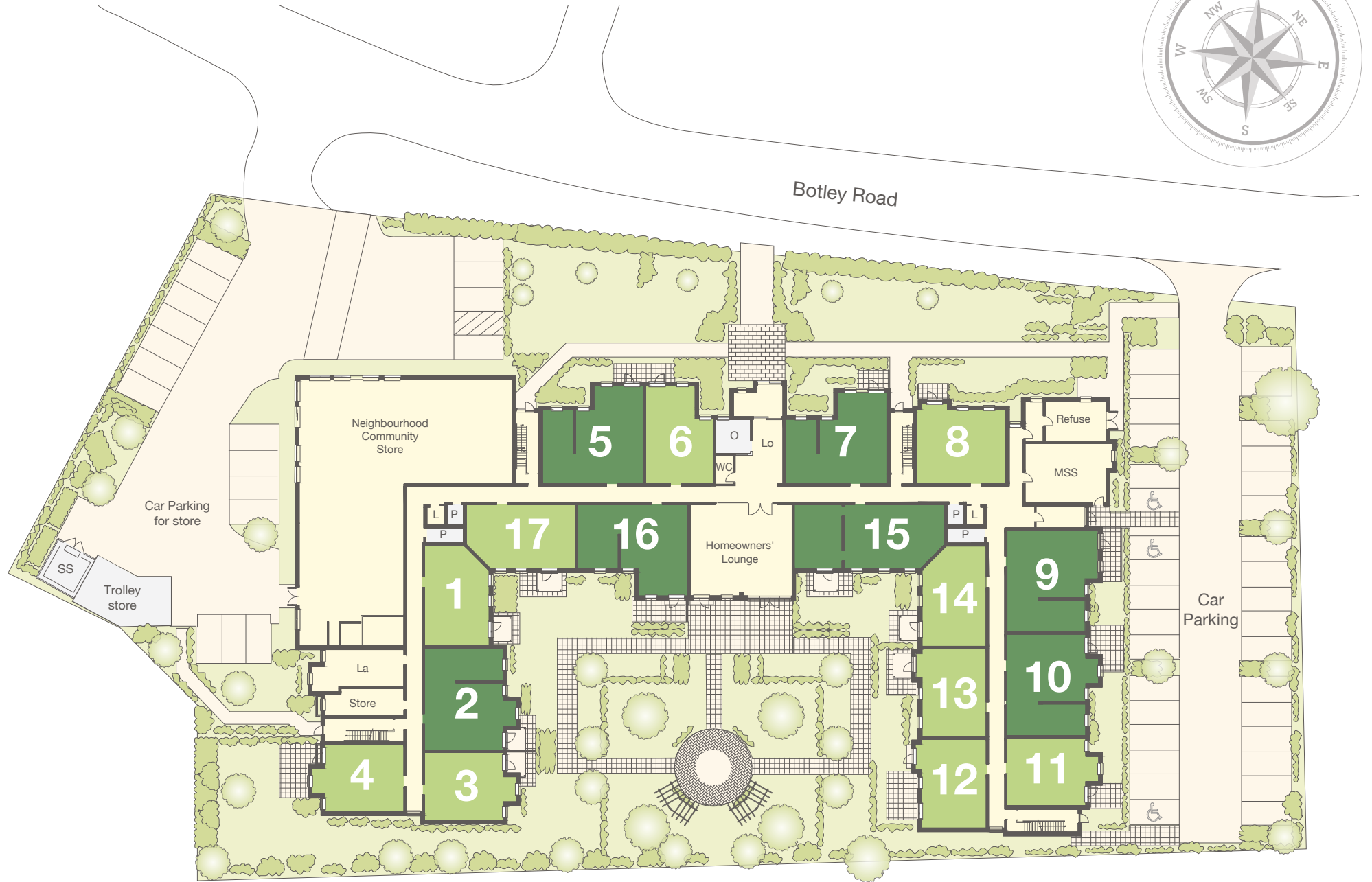
Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you'll be convinced it's the right move for you.

**To register your interest or find out more about buying a McCarthy & Stone Retirement Living apartment at Hillier Court, call us on 0800 201 4106 or visit [mccarthyandstone.co.uk/hilliercourt](http://mccarthyandstone.co.uk/hilliercourt)**

## Talk to us today, we're here to help...

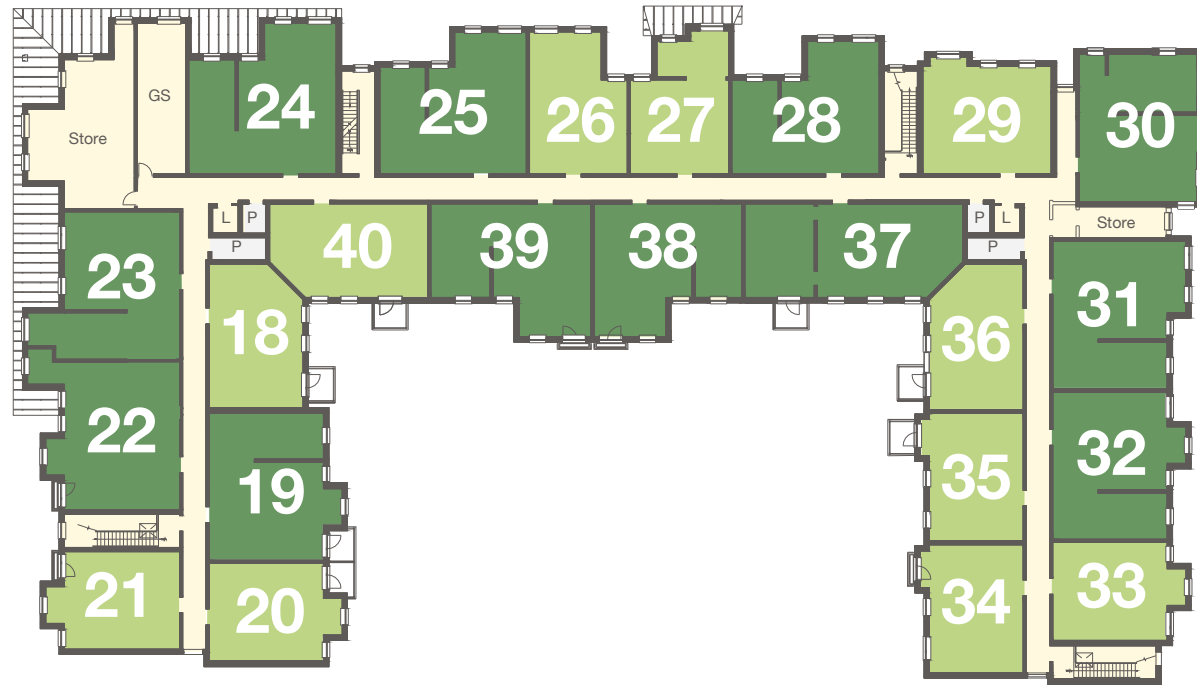
Hillier Court, Botley Road, Romsey, Hampshire  
SO51 8ZL  
Tel: 0800 201 4106  
[mccarthyandstone.co.uk/hilliercourt](http://mccarthyandstone.co.uk/hilliercourt)

# Site & Ground Floor





# First Floor



- |  |                        |
|--|------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> 1 bedroom apartment | GS - Guest Suite       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> 2 bedroom apartment | L - Lift               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Communal areas      | Lo - Lobby             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> Staff areas         | MSS - Mobility Scooter |
|  | Store                  |
|  | O - Office             |
|  | P - Plant Room         |
|  | SS - Sub Station       |

## Hillier Court

Botley Road, Romsey, SO51 8ZL  
 Tel: 0800 201 4106 • [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)



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## DIRECTIONS TO ROMSEY TRAVELLING FROM THE SOUTH

- Head north-east on M27 to London/Southampton/Winchester
- At the roundabout, take the 1st exit onto A36 Salisbury/A36 Romsey (A3090)
- At the roundabout, take the 4th exit onto Romsey Rd/A3090
- Continue to follow A3090
- At the roundabout, take the 1st exit onto Southampton Rd/A3090
- At the roundabout, take the 2nd exit onto Winchester Rd/A3090
- At the roundabout, take the 2nd exit onto Botley Rd
- Destination will be on the right

## TRAVELLING FROM WINCHESTER DIRECTION

- M3, Winchester, Hampshire - Head north-east on M3
- At junction 13, exit towards So'ton Docks/ Bournemouth - M27 (West)Bournemouth/ So'ton Docks
- Merge onto M27
- At junction 3, take the M271 North to Romsey / North Baddesley
- At the roundabout, take the 3rd exit onto M271 heading to The West/Salisbury/ Ringwood
- At the roundabout, take the 2nd exit onto A3057
- At the roundabout, take the 1st exit onto A27
- At the roundabout, take the 2nd exit onto Southampton Rd/A3090
- At the roundabout, take the 2nd exit onto Botley Rd
- Destination will be on the right



Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit [mccarthyandstone.co.uk/hilliercourt](http://mccarthyandstone.co.uk/hilliercourt)



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 brochure, 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 Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. 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](mailto:comments@mccarthyandstone.co.uk)