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# Lewsey Court

Retirement apartments in Tetbury



 **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. Lewsey Court is a traditional development of 38 one and two bedroom retirement living apartments for the over 60s where you can enjoy those little luxuries like having underfloor heating and a walk in wardrobe, as well as the 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 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. Incorporating Natural Cotswold Stone in its design, Lewsey Court has been created to blend in with the local architecture of Tetbury.

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 triple 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<sup>^</sup>, 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 fully equipped laundry, a mobility scooter store and charging room and private car parking on site\*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



<sup>^</sup>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<sup>†</sup> when you move to help you put up some shelves or hang curtains.

<sup>†</sup>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 laundry, 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 Lewsey Court

### General

- Timber triple glazed windows
- 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
- Stainless steel sink with lever taps
- Under pelmet lighting
- Neff appliances

### Shower room

- Fitted and tiled with level access shower
- Ensuite shower room in selected apartments
- Fitted mirror
- Electric shaver socket

- Heated towel rail
- Extractor ventilation

### Heating and finishes

- Underfloor heating
- 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
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment





## Development features

- Lounge for socialising
- House Manager
- Guest suite<sup>^</sup>
- Laundry
- Lift to all floors
- Landscaped garden
- Mobility scooter store<sup>#</sup>
- Car parking available on site to resident permit holders<sup>#</sup>  
(Please ask the Sales Consultant for more details).



Guest suite



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

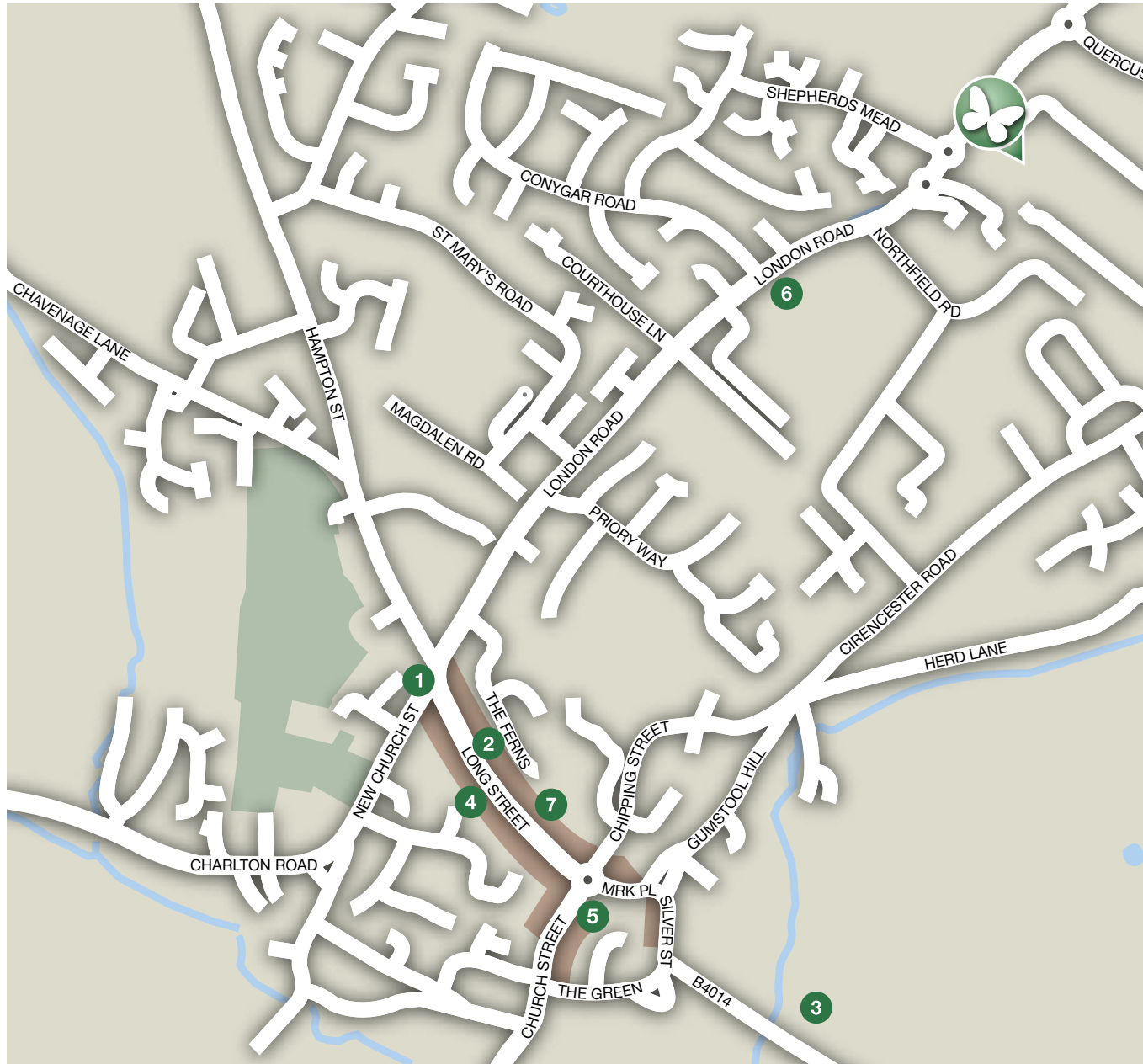


# Lewsey Court

- 1 Dentist
- 2 Doctor
- 3 Hospital
- 4 Library
- 5 Optician
- 6 Supermarket
- 7 Town Centre Shops

## Key

-  Shopping
-  Amenity







Tetbury High Street

## Life in Tetbury

Tetbury emanates a timeless charm that is impossible to resist. This Cotswold town is home to stunning architectural treasures and nationally renowned antique shops and dealers. With the seventeenth-century market hall at its heart, the thriving market town is steeped in history – with its beauty evident in the breathtaking floral displays and flower beds which are responsible for the town's success in the RHS Britain in Bloom competition.

Tetbury has exciting royal connections. Highgrove, the home of The Prince of Wales, is located just outside Tetbury and Gatcombe Park and the home of the Princess Royal is also nearby. Duchy Home Farm, which was established by Prince Charles to promote the wider adoption of organic farming and food production, is just around the corner.

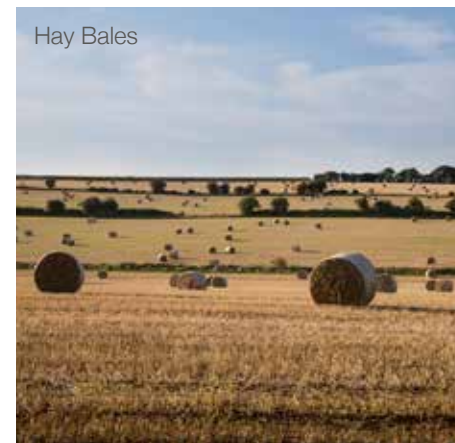
In addition to being located in a beautiful part of the UK, the development is incredibly well connected. The idyllic town centre with local amenities is just 0.7 miles away, and a big Tesco supermarket – which has a bus stop inside the entrance providing routes to the town centre – is just 0.3 miles away.



Shopping Centre



Post Box



Hay Bales

### Next steps...

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

# How to find Lewsey Court

Lewsey Court, London Road, Tetbury, Gloucestershire GL8 8HH

Tel: 0800 919 132

## Travelling from Cirencester

Travel south along the A429 onto the A433. The development is situated to the north of Tetbury.

## Travelling from Tetbury town centre

Travel north along the London Road A433, continue along this road at two mini roundabouts, and the development is located just past the roundabouts.




To find out more, call us on **0800 919 132**  
or visit [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)

### We're online, why not join us at [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)

 [facebook.com/mccarthystone](https://facebook.com/mccarthystone)

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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 8AL or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)

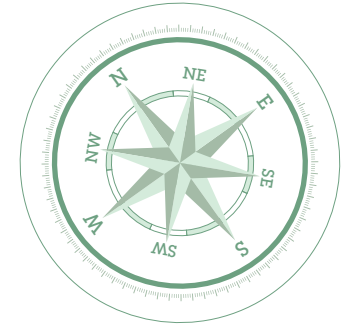
Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

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. McCarthy & Stone Retirement Lifestyles Limited, South West House, 1 Embankment Way, Ringwood, Hampshire BH24 1EU • Tel: 01425 32200

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Ground Floor



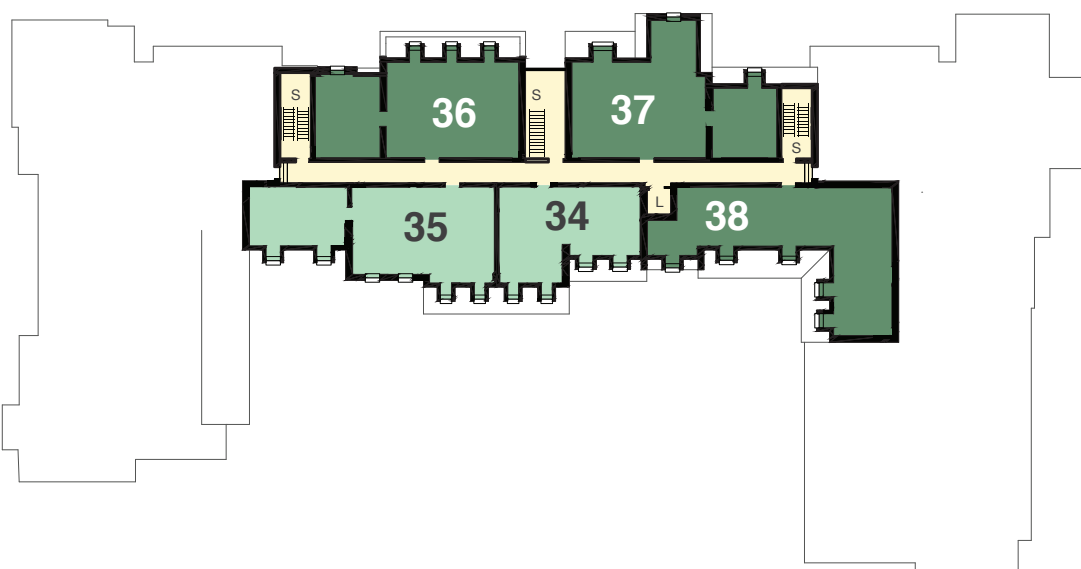
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- WC - Toilet
- P - Plant
- L - Lift
- S - Stairs
- ST - Store
- MSS - Mobility Scooter Store
- C - Conservatory
- SS - Sub Station

First Floor



Second Floor



Lewsey Court

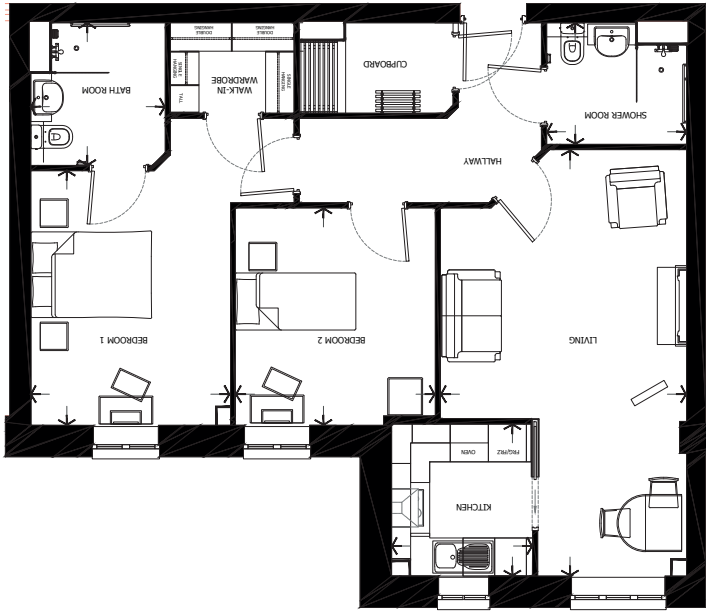
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The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement 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.

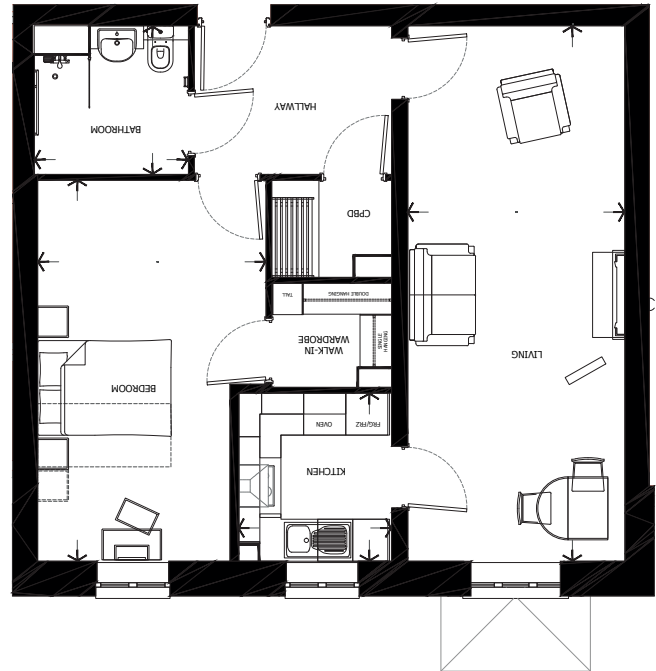
See individual apartment plans for specific details. Arrows denote measurement points

Living Room (Max.) 22'1" x 12'9" (6725mm x 3879mm)  
 Kitchen (Max.) 7'10" x 7'3" (2400mm x 2200mm)  
 Bathroom (Max.) 7'5" x 6'11" (2252mm x 2120mm)  
 Shower Room (Max.) 6'4" x 7'3" (1919mm x 2206mm)  
 Bedroom 1 (Max.) 13'4" x 10'4" (4067mm x 3149mm)  
 Bedroom 2 (Max.) 11'3" x 10'4" (3428mm x 3153mm)

Living Room (Max.) 25'1" x 10'2" (7639mm max x 3095mm)  
 Kitchen (Max.) 7'10" x 7'3" (2400mm max x 2200mm)  
 Shower Room (Max.) 6'11" x 7'3" (2120mm max x 2200mm)  
 Bedroom (Max.) 17'10" x 10'8" (5437mm max x 3256mm)



Typical two bedroom apartment



Typical one bedroom apartment



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