



McCarthy & Stone

The UK's leading retirement housebuilder



Imagine a life of
continued independence

with Assisted Living in Urmston

**An apartment designed
for independent living**

**built by an award winning
housebuilder**

If you like having everything on your doorstep, our new Assisted Living development at Oakfield Court will suit you down to the ground. It's full of character and enjoys a prominent position directly opposite Sainsbury's in the heart of Urmston town centre.

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 counter service bistro style restaurant. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





**Buy into a more supported way of life
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, the YLMS Management team on site are on hand to provide assistance and flexible care and support whenever you may need it.

Our comfortable apartments are wheelchair friendly and you'll find ovens and plug sockets set at waist height. There are easy to use lever taps and grab rails along the hallways, making getting around easier. You'll also find a secure charging and storage area for mobility scooters*.

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, and an intruder alarm. You can relax in the knowledge that you're safe and secure.

*Subject to availability. Emergency cover from 11pm is provided by Tunstall Careline.



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.

*Subject to Sky Subscription.



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



**Enjoy more time
to socialise with
new friends and
neighbours**

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 and completed with coordinating tiles, splashbacks and worktops for a top quality look.

Our luxurious level access shower rooms are designed to offer both functionality and safety. They all have level access showers, 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.

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

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.

A quick look inside one of our apartments

General

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

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.
- **Electrically operated kitchen window.**

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

- **Neutral décor** to coordinate with your furnishings.
- **Oak veneered doors** give your interior a quality feel.
- **Chrome door furniture** for a stylish touch.

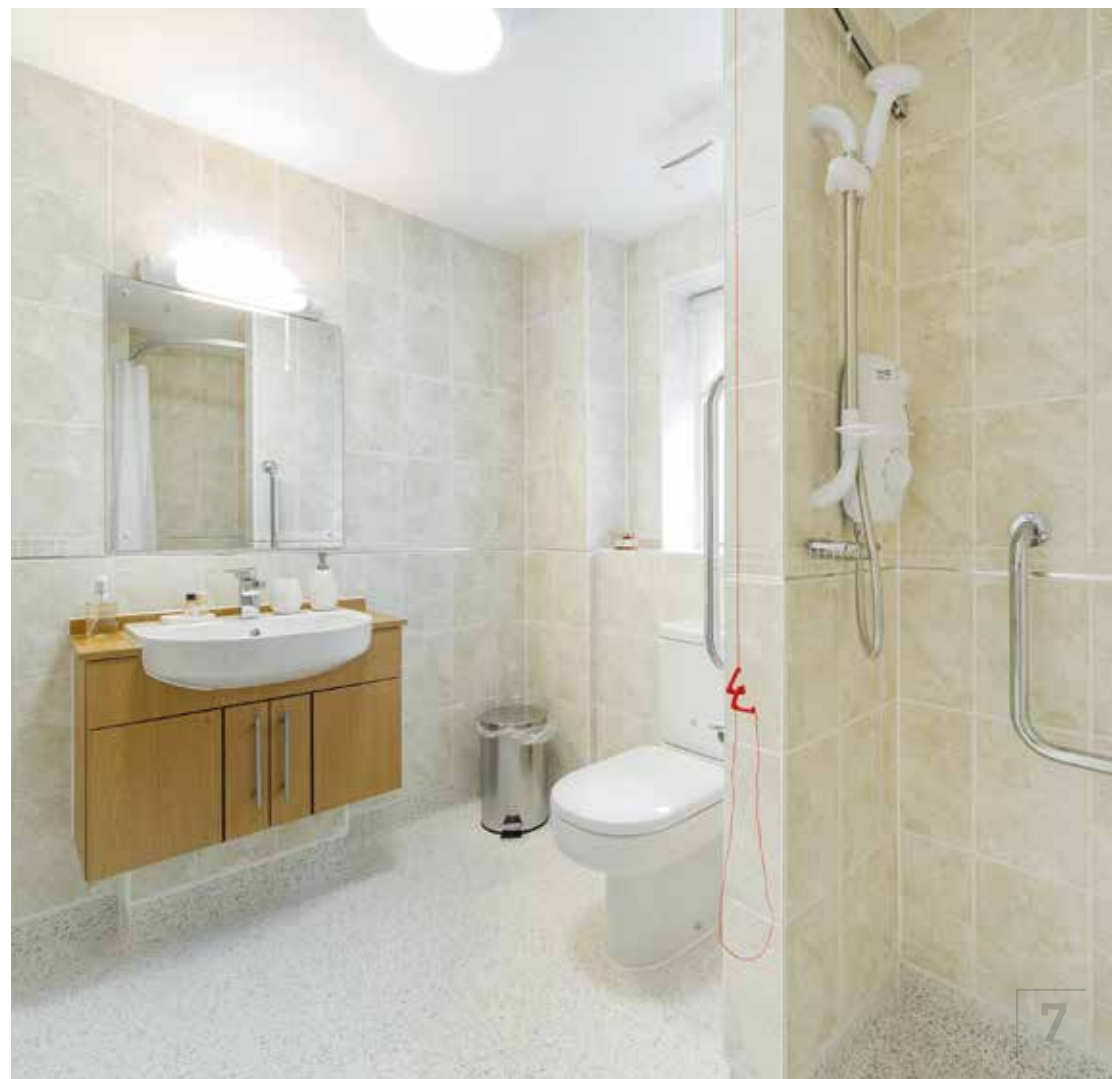
Safety and security

- **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.

*Subject to Sky Subscription.

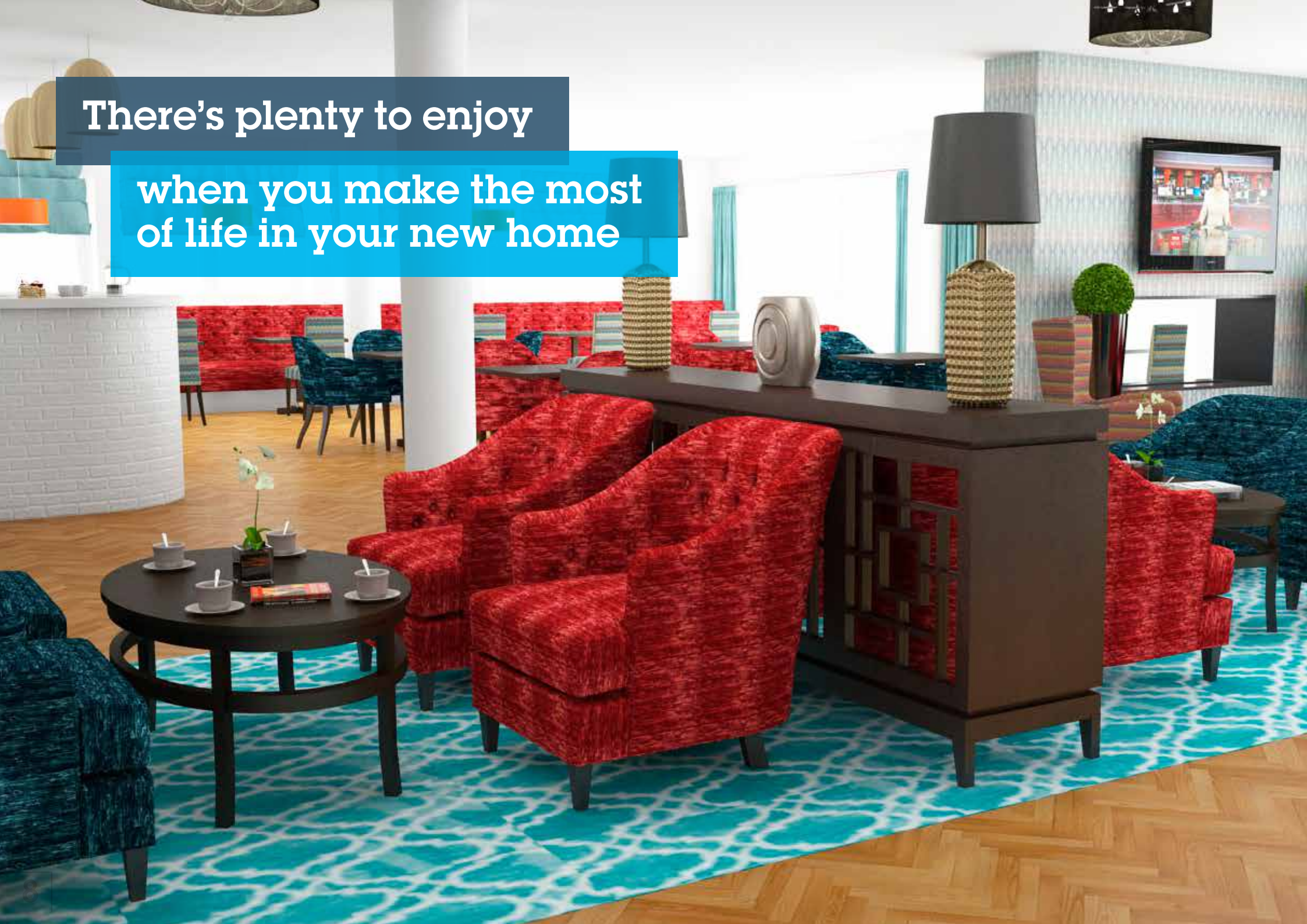


Designed
to make your
life easier



There's plenty to enjoy

**when you make the most
of life in your new home**



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^o

Central to the development is our counter service Bistro style 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 bistro serves a hot dish of the day and various light snacks. It also serves specialist teas and coffees until late.

Around the development

If you fancy a cup of tea or coffee with your new neighbours, you can join them in the on site lounge. When you want a change of scenery, there's also a lovely landscaped garden.

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.

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.

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.

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.

The development at a glance

- **On-site Bistro/Homeowners Lounge** where you can meet up with neighbours or make new friends.
- **On-site management** available from 7am until 11pm for help and support.
- **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 (30 minutes 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.
- **Full wheelchair accessibility** in the apartments and throughout the development.
- **Guest suite** perfect for when friends and family come to visit^o.
- **Laundry room** with waist level appliances to minimise bending and lifting.
- **Lift to all floors** making it easy to get around.
- **Landscaped garden** for you to enjoy without having to lift a finger.
- **Car parking** available on-site for permit holders^{o#}.

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

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 go that extra mile to provide consistently high standards 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 timely and caring service.

YourLife
Care and Management





We're proud of
our caring and
dedicated team



A completely flexible service tailored to suit your needs

The real benefit of Assisted Living is that everything is designed to help you 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.

Your service charge includes 30 minutes 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. Then, 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

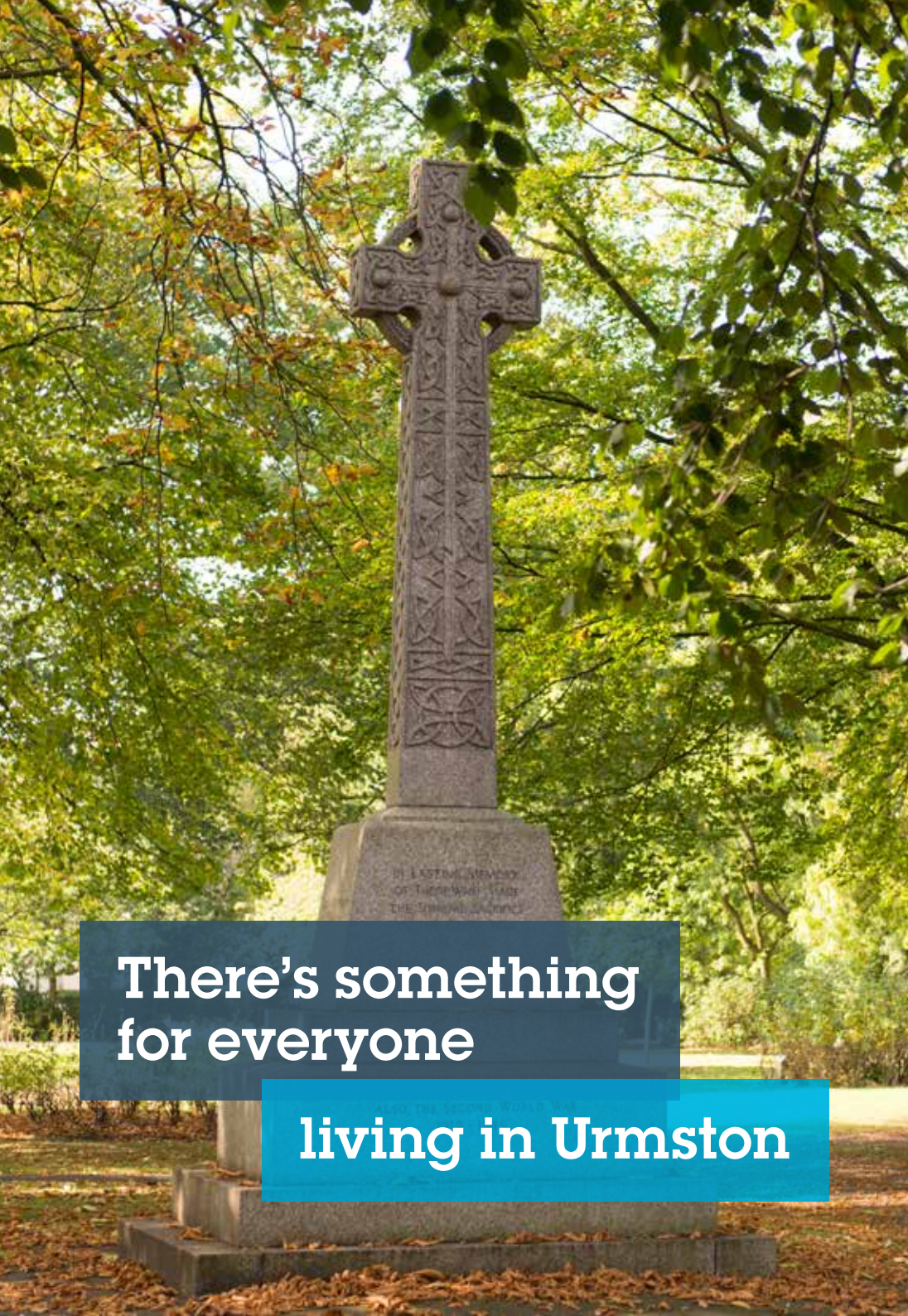
If you want to take a shopping trip or have an evening at the theatre, one of our team will be happy to assist you.

Personal care

From the time you get up, to the time you go to bed, our team is on hand 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.

For an extra charge, you can book any of these services from as little as a 15 minute session. This flexibility means you only pay for the care and support you need, when you need it.

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.



**There's something
for everyone**

living in Urmston



**The perfect
location for
Assisted Living**

Located along Crofts Bank Road, Oakfield Court is ideally located in the leafy suburb of Urmston, Greater Manchester and close to the Golden Hill Park. Oakfield Court is also conveniently located for the local shops and transport networks.

The new Eden Shopping Centre on Crofts Bank Road has a range of shops including a Sainsbury's Supermarket and local library and along Crofts Bank Road there are a host of high street shops including several banks and a pharmacy.

The Trafford Centre is also close by which offers an indoor shopping centre, restaurants and café bars and a leisure complex. There are a number of events held at the centre from tea dances, fashion shows and film premieres in the Odeon Cinema, there is always something going on.

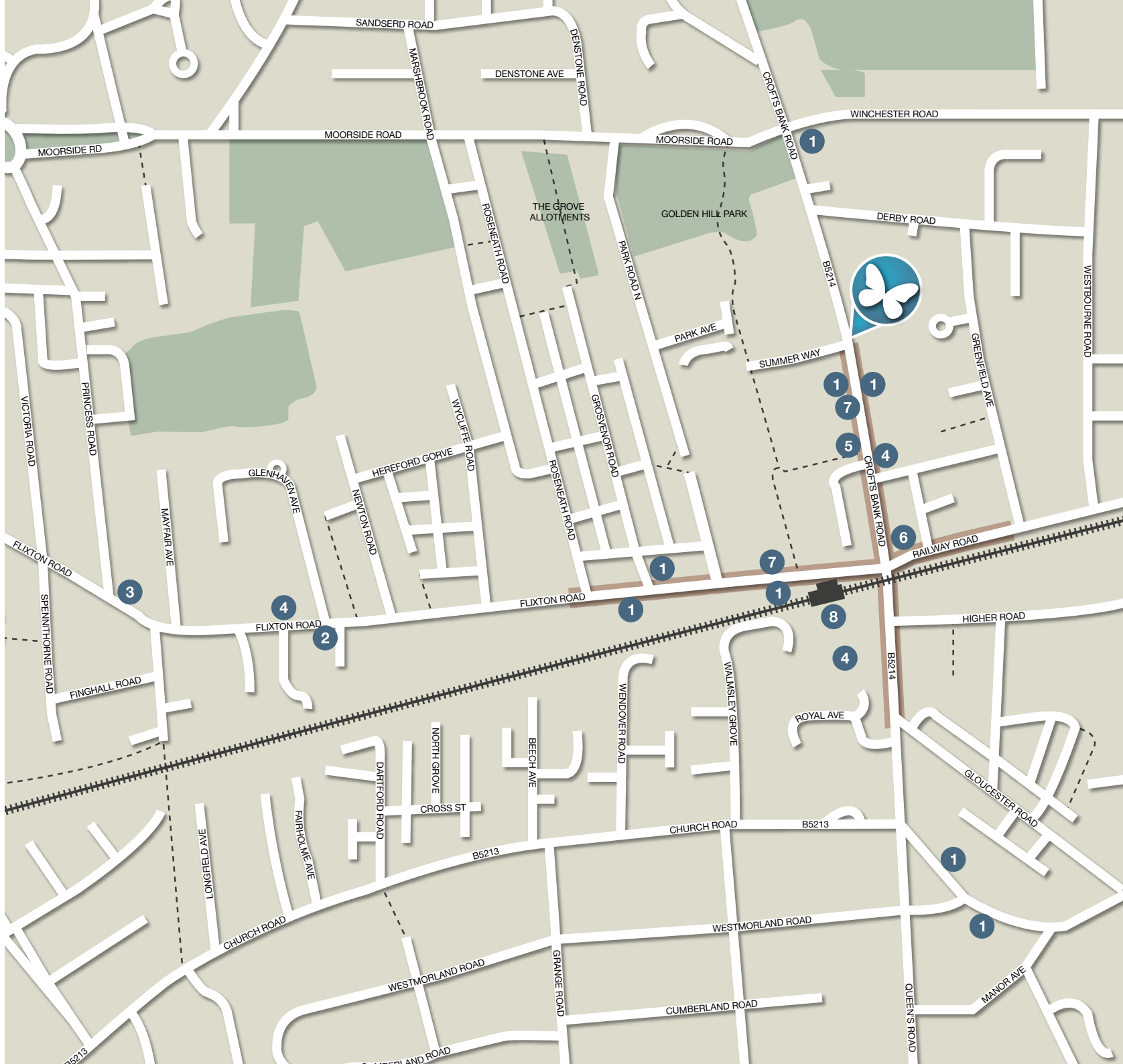
Manchester City Centre is approximately 5 miles away and has good transport links from local buses and Urmston railway station offer connections both locally and regionally. Visiting friends and family can also easily access Oakfield Court by car with its close proximity to the M60 ring road.

The area of Urmston has benefited from recent regeneration making it one of Greater Manchester's ideal retirement locations.





Oakfield Court

- 1 Bus stop
- 2 Chiroprapist
- 3 Dentist
- 4 Doctors
- 5 Library
- 6 Market
- 7 Supermarket
- 8 Train Station



Key

-  Shopping
-  Amenity

**You're welcome
to give it a try**

before you make the move

If you're tempted by our beautiful apartments but wonder if Assisted Living is for you, why not be our guest and stay for a couple of nights? It's the perfect way to get a feel for what living in one of our apartments is like and what our developments offer.

We offer 'Try Before You Buy**' at selected developments across England and Wales. You'll enjoy a complimentary two night stay in one of our apartments, complete with continental breakfast and refreshments. You'll be well looked after from the minute you arrive, with plenty of time to talk to current homeowners and our friendly Estate Manager, to discover all the benefits of McCarthy & Stone.

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.

Terms and conditions apply. **Subject to availability. You must meet the age and Qualifying Person criteria as per the lease for the development. In advance of your stay you will be asked to complete a well being form, so we can be sure we can provide the care and support you may need during your stay.





**We'd be delighted to show
you around Oakfield Court.**

**Call us and we'll arrange
a date to suit you.**

44-48 Crofts Bank Road, Urmston,
Greater Manchester M41 0AA
Tel: 0161 747 3146

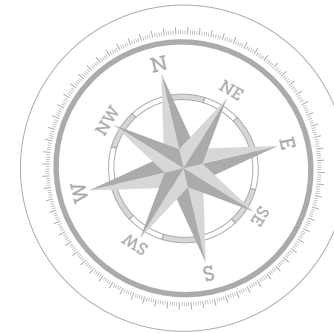
We'll help you make the move

Once you've found the perfect apartment, your hard work is done. 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.

To register your interest or find out more about buying a McCarthy & Stone Assisted Living apartment at Oakfield Court, call us on **0161 747 3146** or visit **mccarthyandstone.co.uk/oakfieldcourt**

Development Overview

Site & Ground Floor



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

- CS - Cycle Store
- GS - Guest Suite
- L - Lift
- MSS - Mobility Scooter Store
- R - Reception
- P - Plant Room
- S - Store
- SR - Staff Room
- SDR - Staff Day Room
- SS - Smoke Shaft
- St - Stairs
- Sub - Sub Station

First Floor



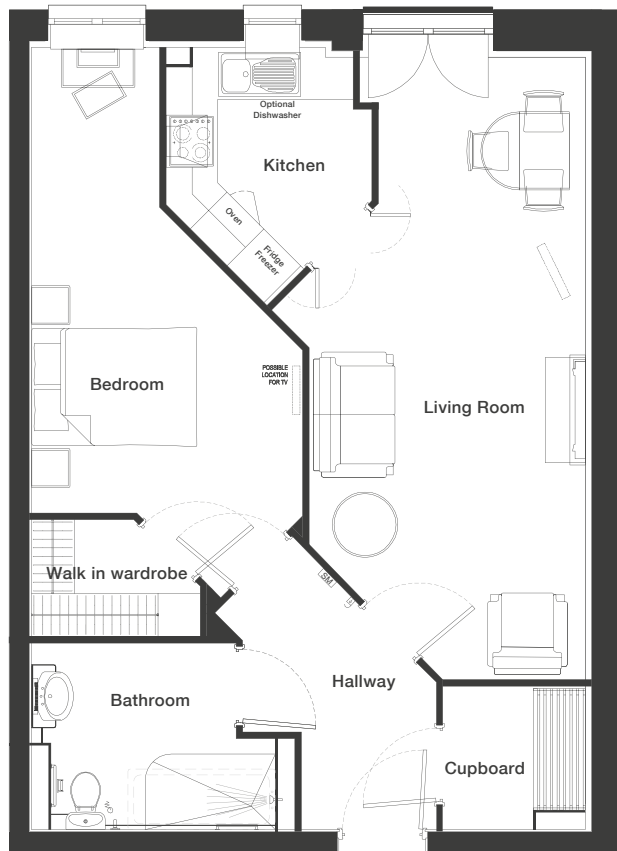
Second Floor



Third Floor



Typical one bedroom apartment



Living Room (Max.)	23'8" x 10'5"	(7210mm x 3185mm)
Kitchen (Max.)	9'9" x 7'10"	(2980mm x 2375mm)
Bedroom (Max.)	17'8" x 10'3"	(5375mm x 3130mm)
Bath/Shower (Max.)	7'1" x 9'3"	(2150mm x 2815mm)

Typical two bedroom apartment



Living Room (Max.)	10'7" x 22'10"	(3225mm x 6965mm)
Kitchen (Max.)	10' x 7'5"	(2091mm x 2250mm)
Bedroom 1 (Max.)	10'2" x 17'2"	(3090mm x 5225mm)
Bedroom 2 (Max.)	10'2" x 17'2"	(3100mm x 5225mm)
Bath/Shower (Max.)	9'5" x 7'4"	(2865mm x 2225mm)

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.



McCarthy & Stone

The UK's leading retirement housebuilder

McCarthy & Stone has apartments for sale at over 100 developments across the UK. So wherever you want to buy, we'll have a location to suit you.



Please call us on **0161 747 3146** and we'll help you find the perfect apartment or visit **mccarthyandstone.co.uk/oakfieldcourt**



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