

Carrick Court

Drayton, Hampshire



McCarthy & Stone

The UK's leading retirement housebuilder

Artist impression



**Introducing our exclusive
boutique development**

The only housebuilder to be awarded
5* customer satisfaction for
10 consecutive years



Your dream apartment built by an award-winning developer

Artist impression



Welcome to Carrick Court

We think you'll be amazed by our exclusive boutique development, Carrick Court. With just 12 one and 15 two bedroom Retirement Living apartments the development is set in a beautiful location with all the amenities you could want close by with plenty of parking. What's more, McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort.

Designed 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 – our customers.



**A vibrant
community
in the heart of
Drayton**

Queen Elizabeth Country Park



There's plenty on your doorstep in Drayton

The perfect location for Retirement Living

Drayton is a small village on the edge of the city of Portsmouth in the English county of Hampshire. Carrick Court is situated on the corner of Carmarthen Avenue; a beautiful tree lined street which mainly consists of 1930's style properties. Carrick Court is in close proximity to an array of facilities including various shops and cafés along the Havant Road.

Residents of Drayton enjoy a thriving calendar of social and leisure activities and a strong local community. The Drayton Centre hosts a variety of classes and activities for all ages, as well as parties and events.

Drayton boasts fantastic public transport links and is served by Cosham train station which offers a 20 minute service to Portsmouth Harbour and a direct route to London Victoria. Bus services connect Drayton to the surrounding areas of Portsmouth, Southsea, North End, Cosham and Havant. The town has enviable road links with the A3(M) being only a short drive away with journey times to London shortened by the recent opening of the Hindhead tunnel. Portsmouth's International Ports offers ferry routes to France, Spain and the Channel Islands.

Nearby Gunwarf Quays is the perfect place to indulge in some retail therapy, boasting 90 shopping outlets as well as a fine selection of restaurants, bars and coffee shops. Gunwarf Quays is also home to a health and fitness centre, a contemporary art gallery and a 14-screen cinema so there is plenty to see and do!

Portsmouth Historic Dockyard is home to the National Museum of the Royal Navy, the Mary Rose, HMS Victory, HMS Warrior 1860 and the iconic Spinnaker Tower from where you can enjoy magnificent views of the city.

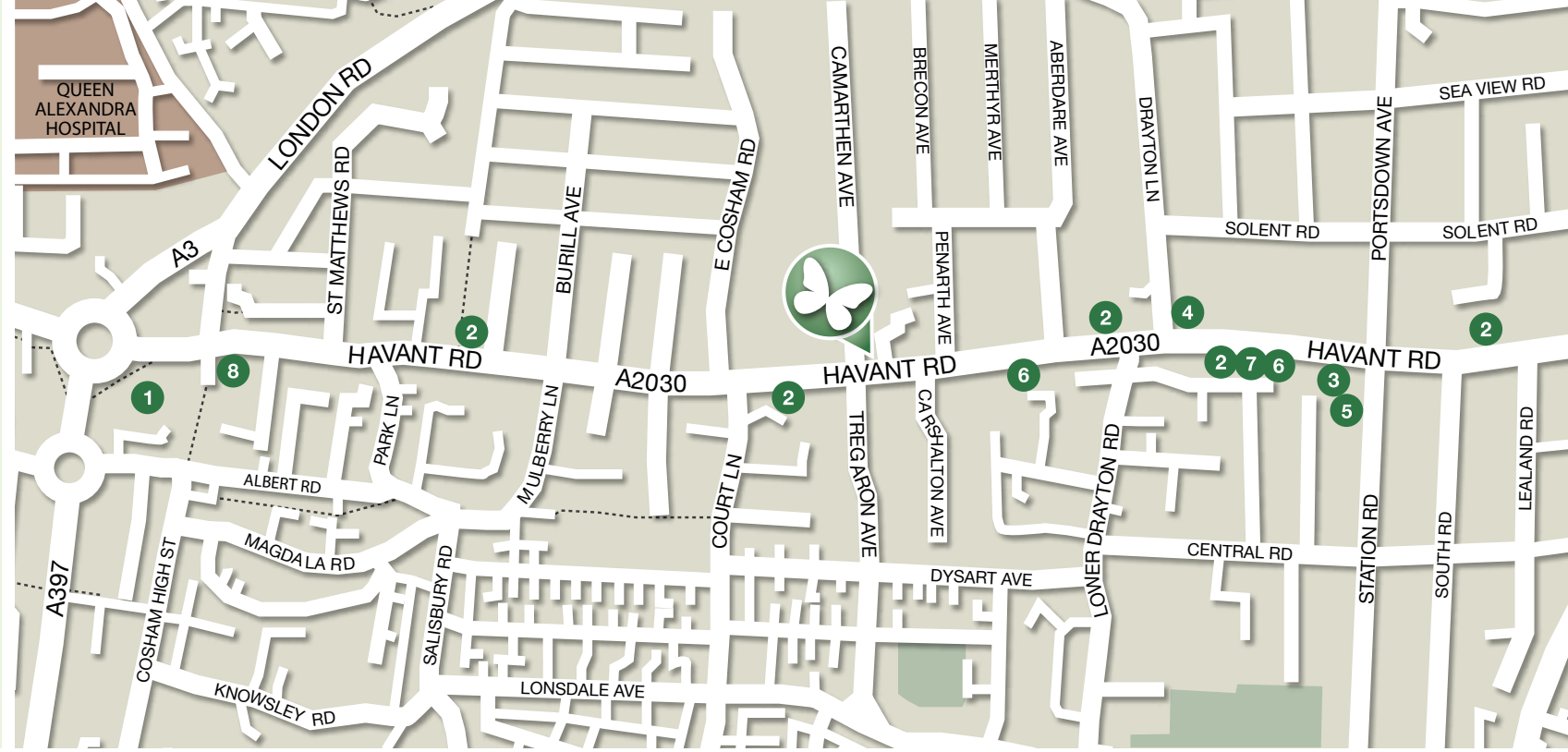


Spinnaker Tower



Carrick Court

- 1 Convenience store
- 2 Bus stop
- 3 Doctor
- 4 Restaurant
- 5 Church
- 6 Hairdresser
- 7 Pharmacy
- 8 Post Office



Map not to scale



Spice Island

**Keeping you
close to the things
that really matter**



Gunwharf Quays

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 Concierge 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



Typical club lounge



You'll be surrounded by the warmth of friendship



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 club lounge with a coffee bar and library as well as outdoor space, where you can enjoy the company of friends. At Carrick Court there is plenty of private car parking on-site[†] and 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[‡].

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*.

“

We have a happy relaxed community spirit encouraged by Janet our marvellous Concierge. Friends and family have said moving here has brought me out of my shell. I am enjoying my new life, helping and supporting my new found friends, looking forward to many happy years ahead together.

”

Mr Murton - Homeowner, Horsham

[†]Extra charge applies. [#]Subject to availability. ^{*}Please speak to Sales Executive for more information on our pet policy.



**We do everything
we can to make
an independent
and happy life
for you**



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. Your apartment will be energy efficient with underfloor heating keeping it at a consistent cosy temperature as well as allowing extra wall space for you to use as you wish.

In the kitchen 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 all have level access showers so you can get in and out easily, lever taps which turn on and off effortlessly and slip resistant flooring.

*Subject to Sky Subscription.

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.



All in place

With double glazing, insulation and electric heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in.

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.

Mr and Mrs Roberts - Homeowners, Kingsman Court



Typical master bedroom



Typical second bedroom as study

**Our stunning
apartments
are built to the
highest standards**

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

Our boutique development at a glance

Services

- Concierge who is a friendly face and can provide help and support when it's needed during the day
- 24 hour emergency call system should you need assistance day and night
- 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

- Club lounge with coffee bar and library where you can meet up with neighbours or make new friends
- Landscaped garden for you to enjoy without having to lift a finger
- Guest suite perfect for when friends and family come to visit[†]
- Lift to all floors making it easy to get around
- Plenty of car parking available on-site for permit holders^{#†}
- Mobility scooter store and charging room

[†]Extra charge applies. [#]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 in all apartments so it's easy to keep everything organised and within reach
- Balcony or patio with selected apartments, letting you enjoy your own outside space
- Lever taps throughout, which turn on and off easily
- Washer/dryer in kitchen
- 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
- High gloss kitchen units
- Plinth lighting

*Subject to Sky Subscription.

Shower room

- Shower which is fitted and tiled with level access making it easier to get in and out
- Sanitaryware high quality fittings
- En-suite shower room in selected 2 bedroom apartments

Heating and finishes

- Underfloor heating to keep you warm whilst being clean and economical
- 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 to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom so you can access them easily in the dark





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 30 years of experience in helping 60,000 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.

Find out more

To register your interest or find out more about buying a McCarthy & Stone Retirement Living apartment at Carrick Court, call us on **0800 201 4106** or visit **mccarthyandstone.co.uk/carrickcourt**



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.



Carrick Court, Carmarthen Avenue, Drayton, Hampshire, PO6 2BF

Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit **mccarthyandstone.co.uk/carrickcourt**



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

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Drayton, Hampshire



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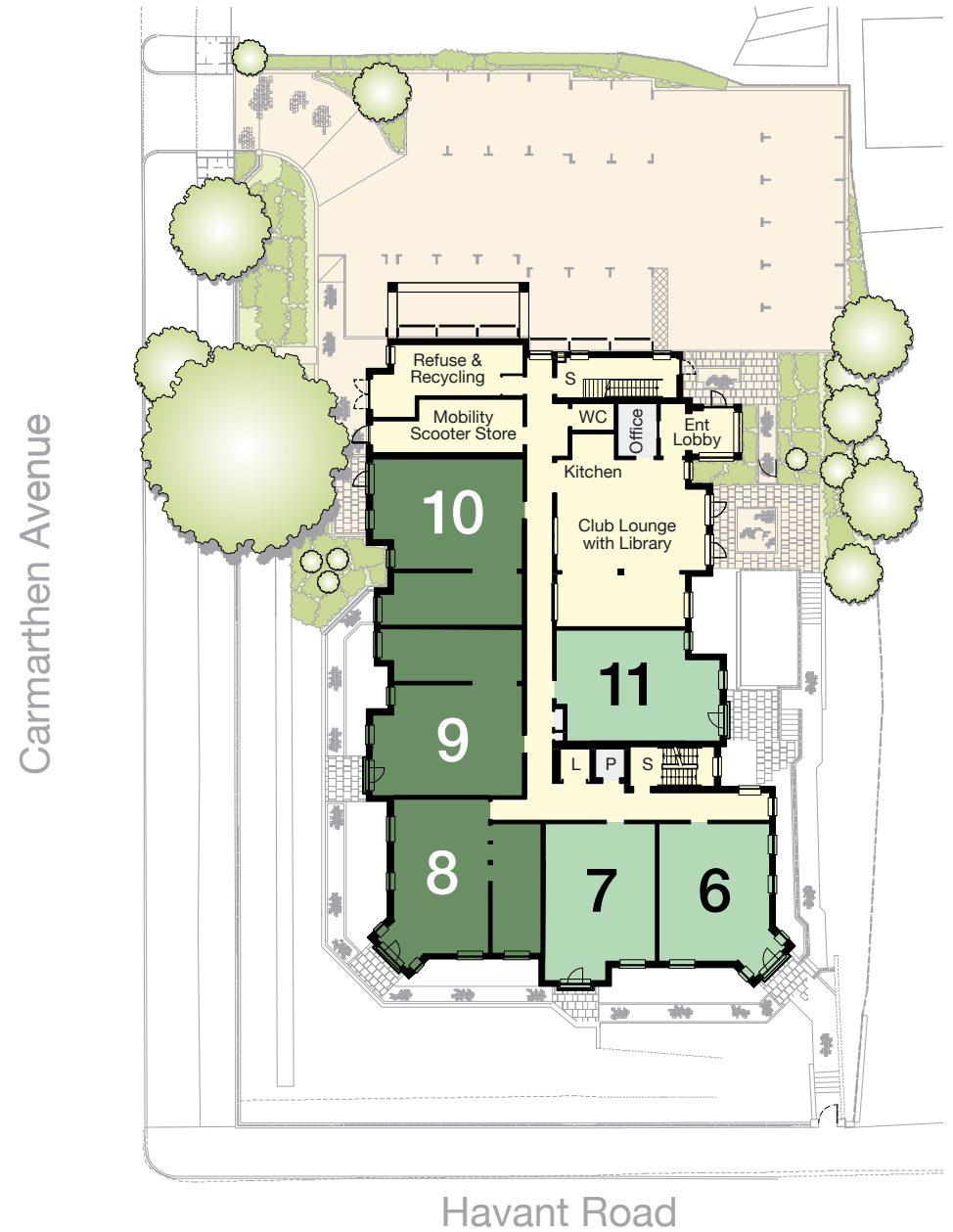


Development Overview

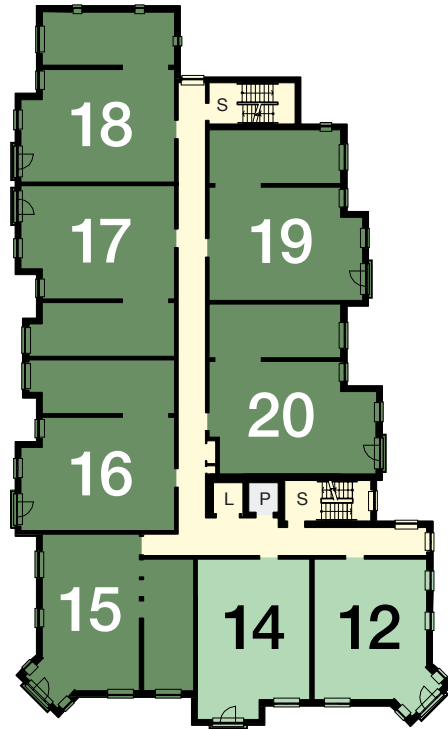
Garden Level



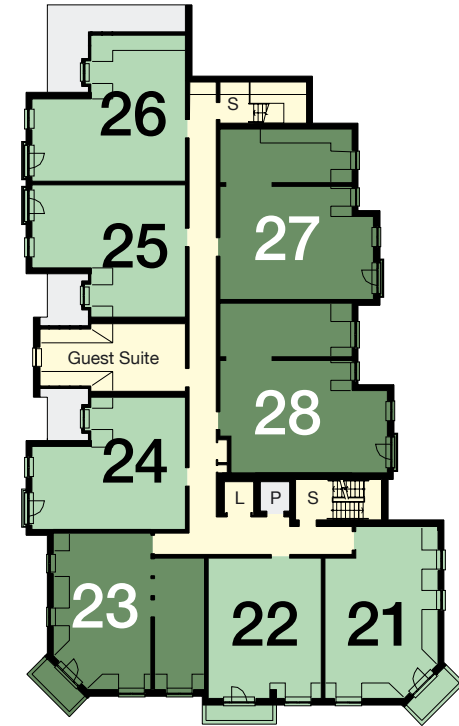
Ground and Upper Floor Level



First Floor



Second Floor



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

- L - Lift
- P - Plant Room
- S - Stairs
- ST - Store

Carrick Court

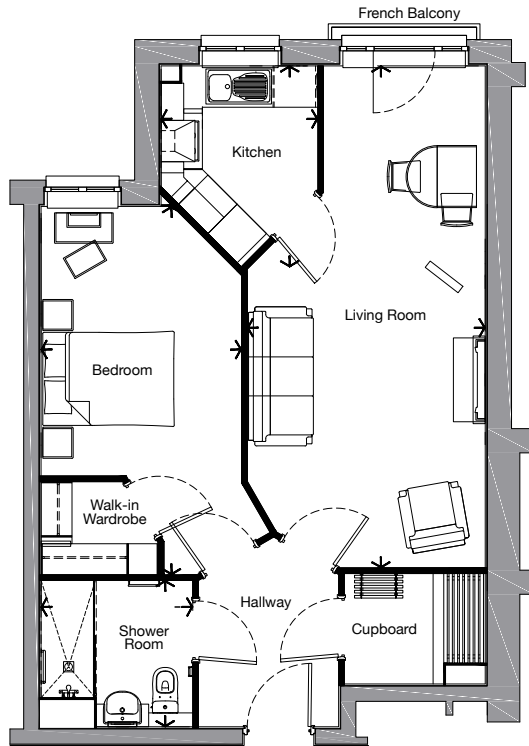
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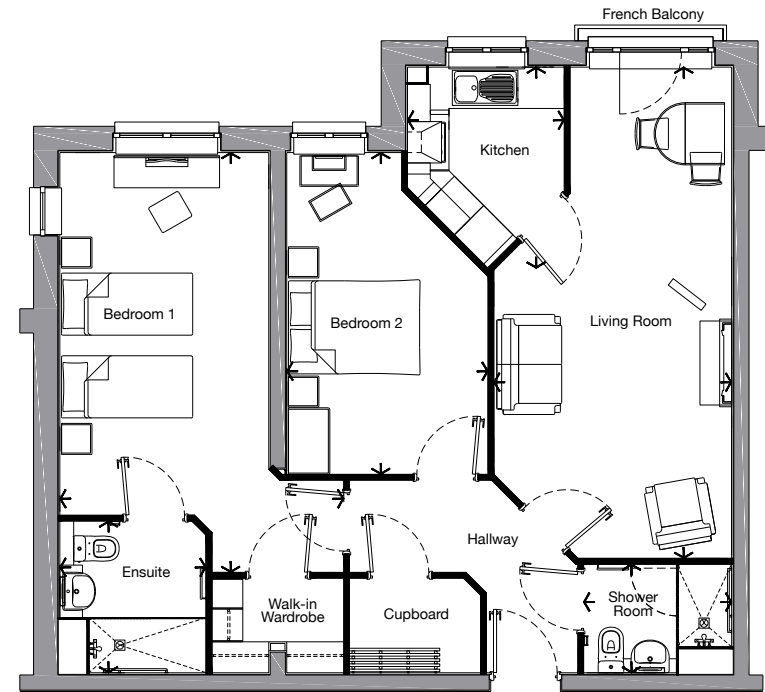
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Typical one bedroom apartment



Living Room (Max.)	23'10" x 11'4"	(7275mm x 3450mm)
Kitchen (Max.)	9'7" x 7'5"	(2910mm x 2275mm)
Bedroom (Max.)	17'6" x 9'6"	(5335mm x 2905mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

Typical two bedroom apartment



Living Room (Max.)	23'4" x 11'4"	(7120mm x 3450mm)
Kitchen (Max.)	9'7" x 7'5"	(2910mm x 2275mm)
Bedroom 1 (Max.)	20'0" x 13'6"	(6085mm x 4115mm)
Bedroom 2 (Max.)	15'4" x 9'7"	(4665mm x 2920mm)
Ensuite (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Shower Room (Max.)	7'1" x 5'2"	(2145mm x 1575mm)

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

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Apartment: 1

Living Room

21'9" x 14'5" / 6625mm x 4385mm (max)

Kitchen

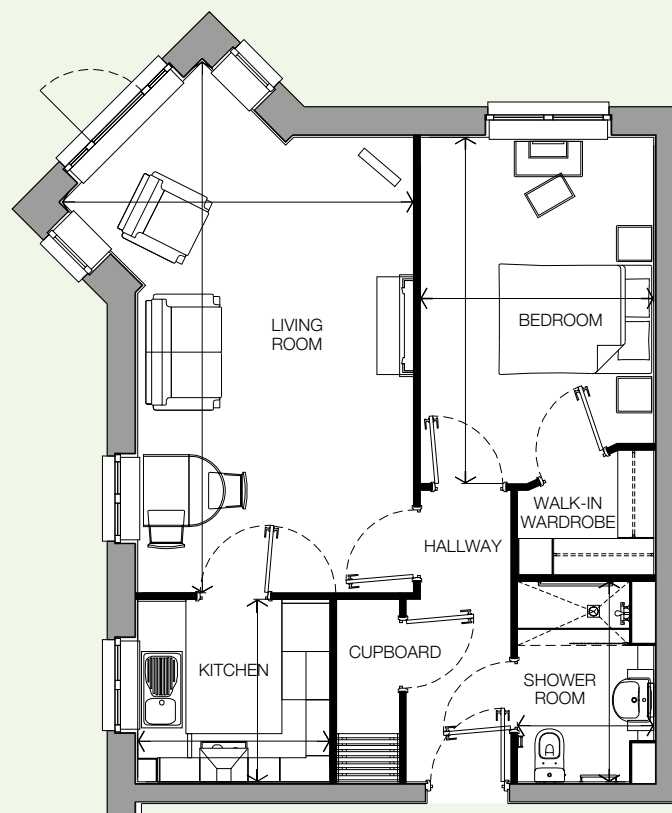
7'10" x 7'6" / 2400mm x 2275mm (max)

Bedroom

14'2" x 9'7" / 4320mm x 2915mm (max)

Shower Room

8'2" x 5'7" / 2500mm x 1700mm (max)



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Apartment: 2

Living Room

22'7" x 11'6" / 6890mm x 3500mm (max)

Kitchen

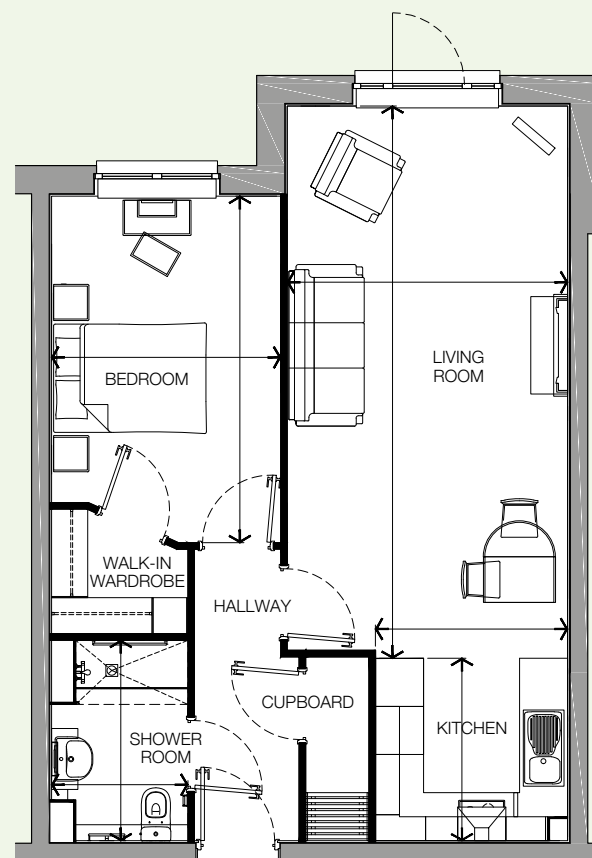
7'6" x 7'10" / 2275mm x 2395mm (max)

Bedroom

14'2" x 9'4" / 4320mm x 2855mm (max)

Shower Room

8'2" x 5'7" / 2500mm x 1700mm (max)



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Apartment: 3

Living Room

22'1" x 12'10" / 6720mm x 3920mm (max)

Kitchen

7'10" x 7'6" / 2400mm x 2275mm (max)

Bedroom 1

17'3" x 9'3" / 5255mm x 2830mm (max)

Bedroom 2

12'10" x 10'2" / 3920mm x 3100mm (max)

Shower Room

9'3" x 7'3" / 2830mm x 2200mm (max)



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Apartment: 4

Living Room

23'4" x 11'4" / 7120mm x 3450mm (max)

Kitchen

9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

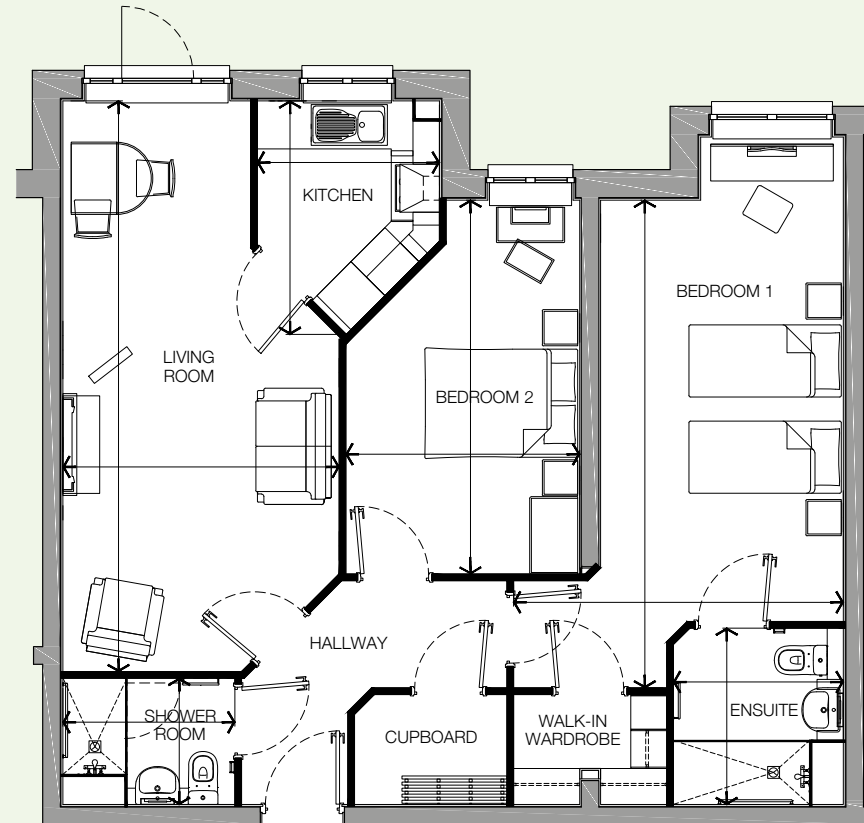
7'3" x 6'11" / 2200mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



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Apartment: 5

Living Room

23'11" x 11'4" / 7300mm x 3450mm (max)

Kitchen

9'6" x 7'5" / 2905mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

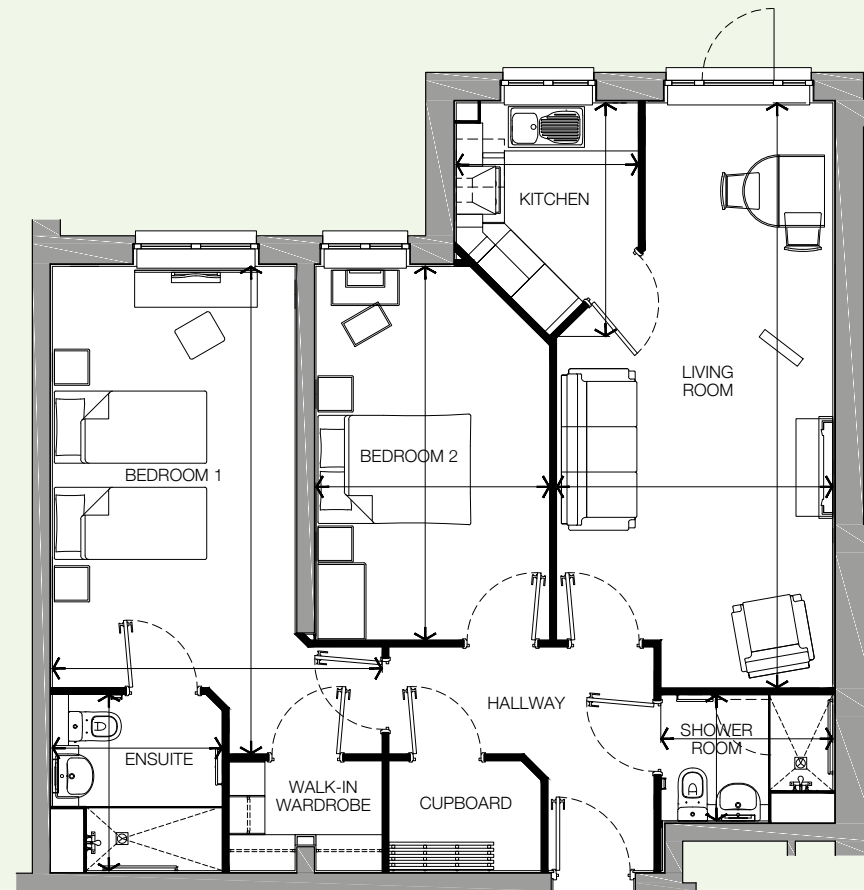
7'3" x 6'11" / 2200mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



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Apartment: 6 | 12

Living Room

21'9" x 14'5" / 6625mm x 4385mm (max)

Kitchen

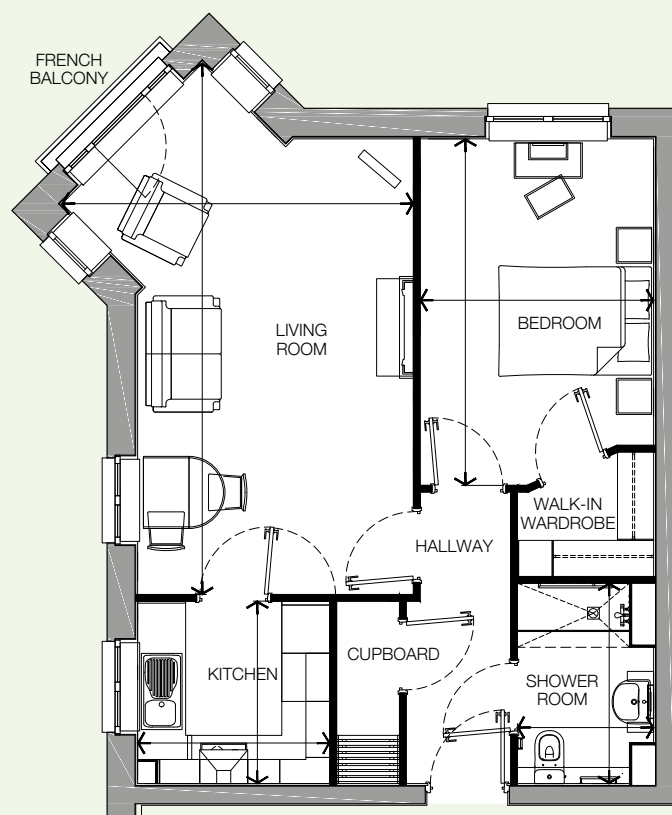
7'10" x 7'6" / 2400mm x 2275mm (max)

Bedroom

14'2" x 9'7" / 4320mm x 2915mm (max)

Shower Room

8'2" x 5'7" / 2500mm x 1700mm (max)



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Apartment: 7 | 14

Living Room

22'7" x 11'6" / 6890mm x 3500mm (max)

Kitchen

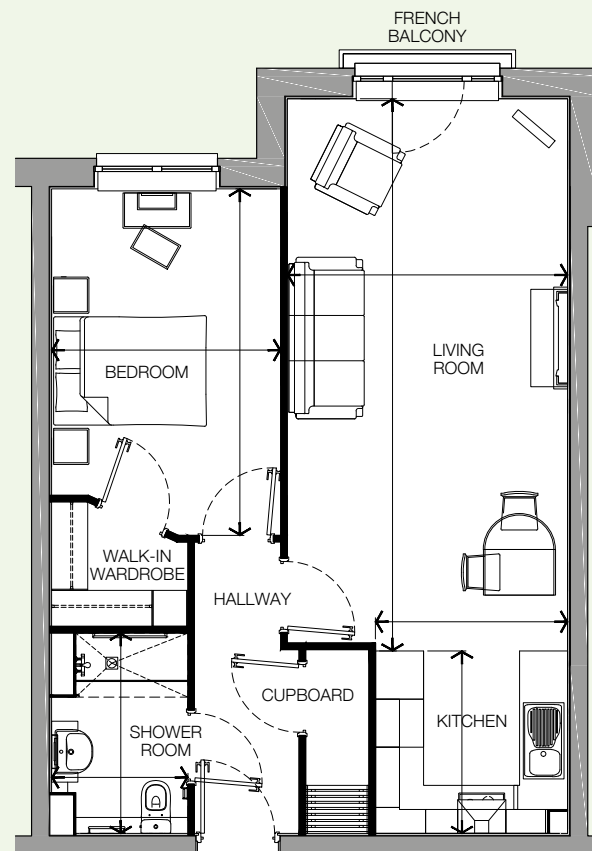
7'6" x 7'10" / 2275mm x 2400mm (max)

Bedroom

14'2" x 9'4" / 4320mm x 2855mm (max)

Shower Room

8'2" x 5'7" / 2500mm x 1700mm (max)



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Apartment: 8 | 15

Living Room

22'1" x 12'10" / 6720mm x 3920mm (max)

Kitchen

7'10" x 7'6" / 2400mm x 2275mm (max)

Bedroom 1

17'3" x 9'3" / 5255mm x 2830mm (max)

Bedroom 2

12'10" x 10'2" / 3920mm x 3100mm (max)

Shower Room

9'3" x 7'3" / 2830mm x 2200mm (max)



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Apartment: 9 | 16 | 17

Living Room

23'4" x 11'4" / 7120mm x 3450mm (max)

Kitchen

9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

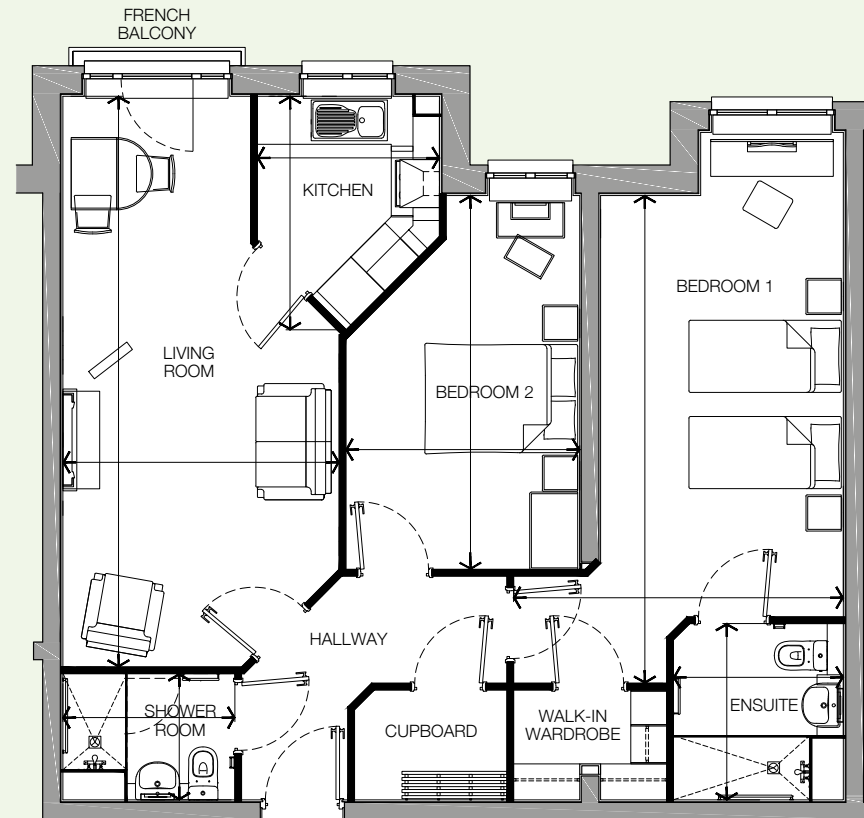
7'3" x 6'11" / 2200mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



Apartments may be handed alternatively as shown.

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Apartment: 10

Living Room

23'4" x 11'4" / 7120mm x 3450mm (max)

Kitchen

9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

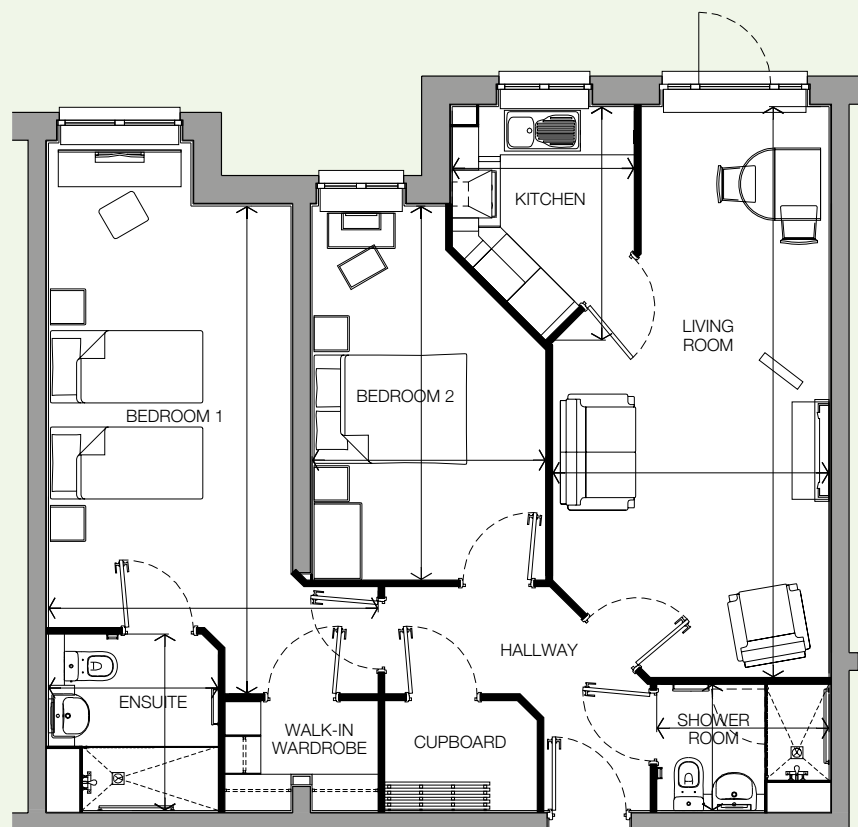
7'3" x 6'11" / 2200mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



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Apartment: 11

Living Room

23'10" x 11'4" / 7275mm x 3450mm (max)

Kitchen

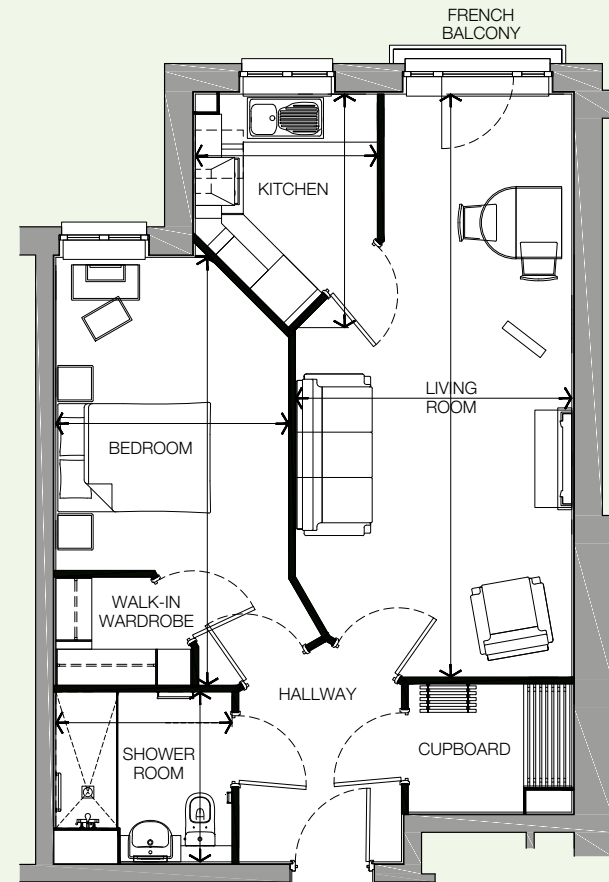
9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom

17'6" x 9'6" / 5335mm x 2905mm (max)

Shower Room

7'3" x 6'11" / 2200mm x 2120mm (max)



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Carrick Court

Carmarthen Avenue, Drayton, Hampshire, PO6 2BF
Tel: 0800 201 4106 • www.mccarthyandstone.co.uk

Apartment: 18

Living Room

23'4" x 11'4" / 7120mm x 3450mm (max)

Kitchen

9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

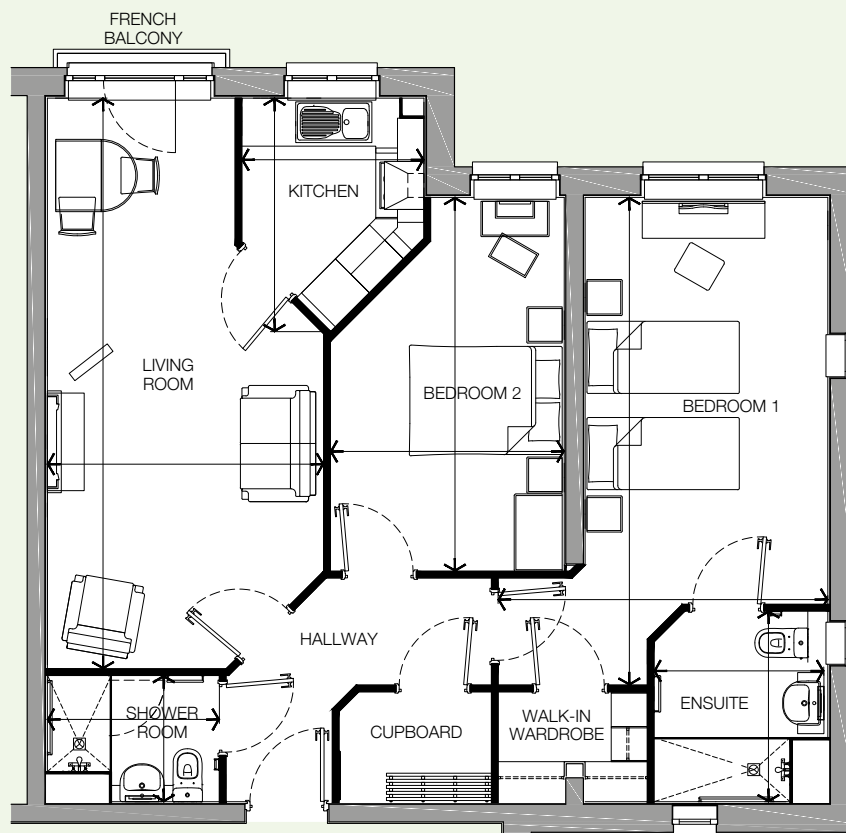
7'10" x 6'11" / 2380mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



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Apartment: 19

Living Room

23'4" x 11'4" / 7120mm x 3450mm (max)

Kitchen

9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

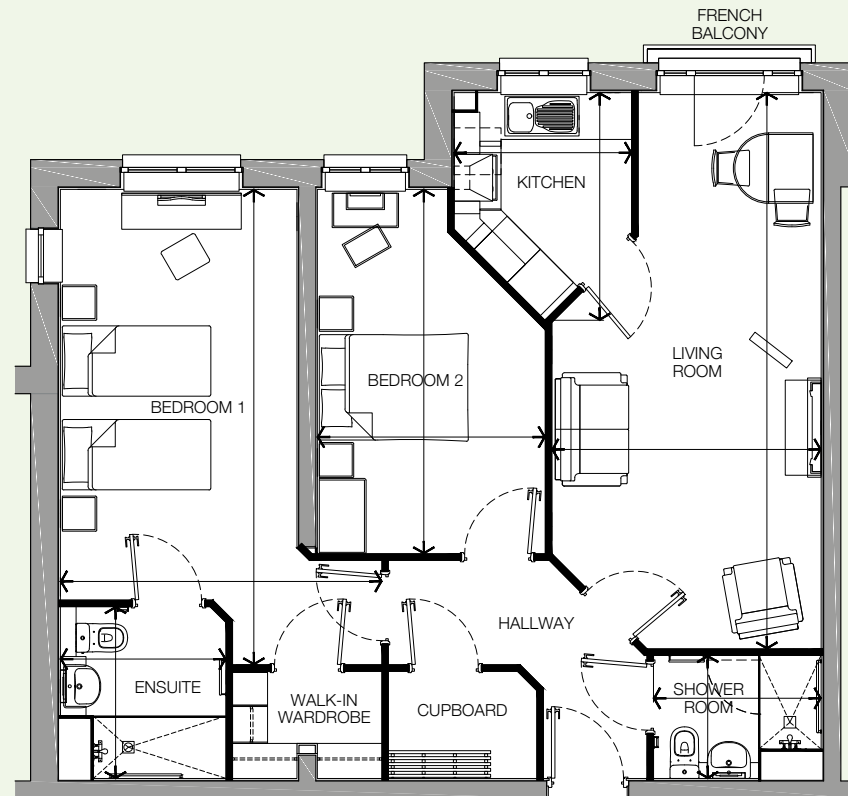
7'3" x 6'11" / 2200mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



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Carrick Court

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Apartment: 20

Living Room

23'11" x 11'4" / 7300mm x 3450mm (max)

Kitchen

9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

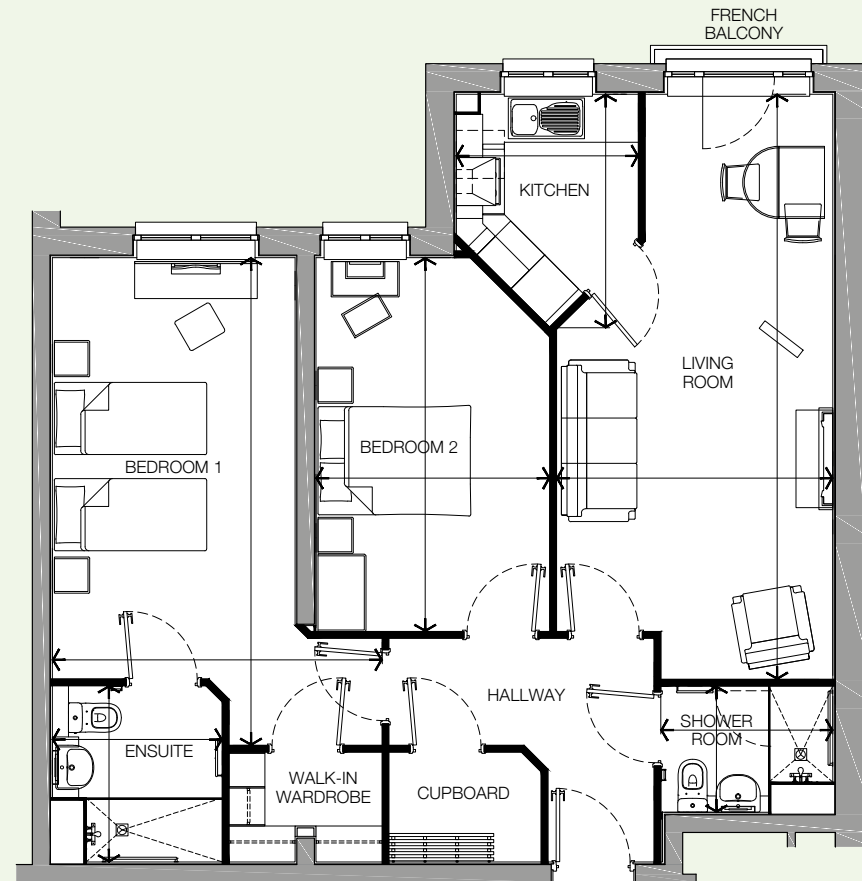
7'3" x 6'11" / 2200mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



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Apartment: 21

Living Room

22'7" x 11'4" / 6885mm x 3445mm (max)

Balcony (access via a step)

8'3" x 2'6" / 2505mm x 760mm (max)

Kitchen

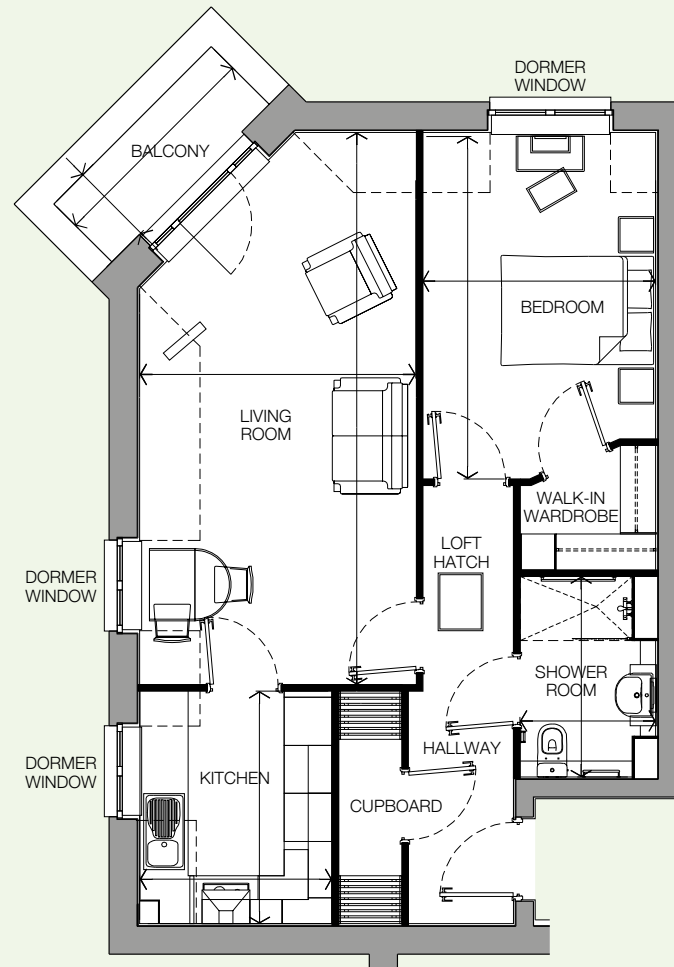
9'6" x 7'10" / 2900mm x 2400mm (max)

Bedroom

14'2" x 9'7" / 4320mm x 2915mm (max)

Shower Room

8'2" x 5'7" / 2500mm x 1695mm (max)



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Apartment: 22

Living Room

18'11" x 11'6" / 5765mm x 3500mm (max)

Balcony (access via a step)

1'9" x 10'9" / 525mm x 3285mm (max)

Kitchen

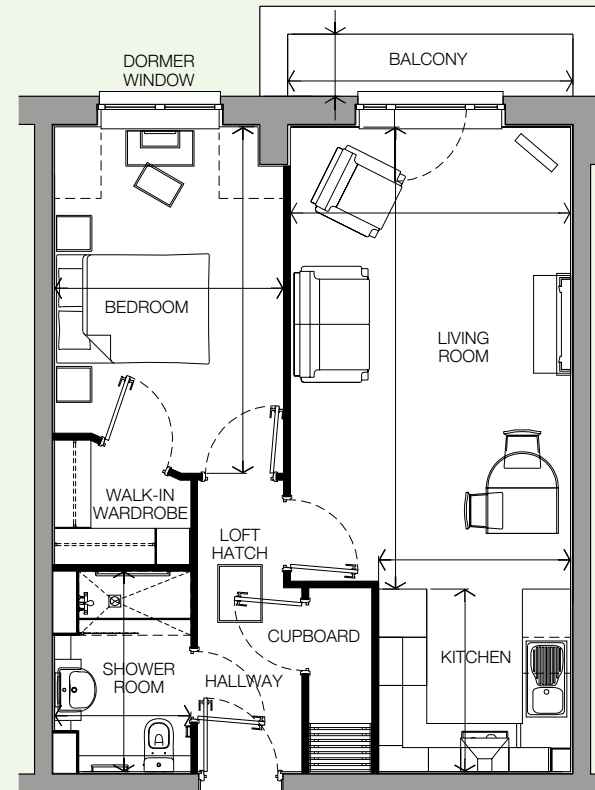
7'6" x 7'10" / 2275mm x 2395mm (max)

Bedroom

14'2" x 9'4" / 4320mm x 2855mm (max)

Shower Room

8'2" x 5'7" / 2500mm x 1700mm (max)



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Carrick Court

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Apartment: 23

Living Room

12'10" x 18'11" / 3920mm x 5775mm (max)

Kitchen

7'10" x 7'6" / 2400mm x 2275mm (max)

Balcony (access via a step)

2'6" x 8'3" / 760mm x 2505mm (max)

Bedroom 1

17'3" x 9'3" / 5255mm x 2830mm (max)

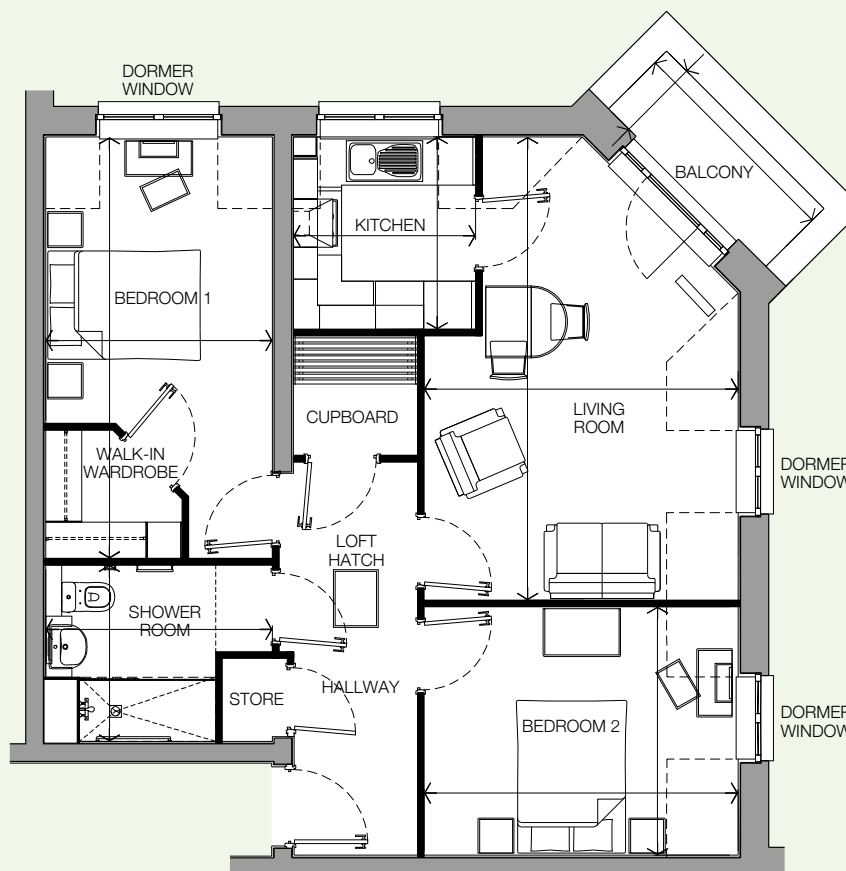
Bedroom 2

12'10" x 10'2" / 3920mm x 3100mm (max)

Shower Room

9'3" x 7'3" / 2830mm x 2200mm (max)

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Apartment: 24 | 25

Living Room

21'7" x 12'4" / 6575mm x 3745mm (max)

Kitchen

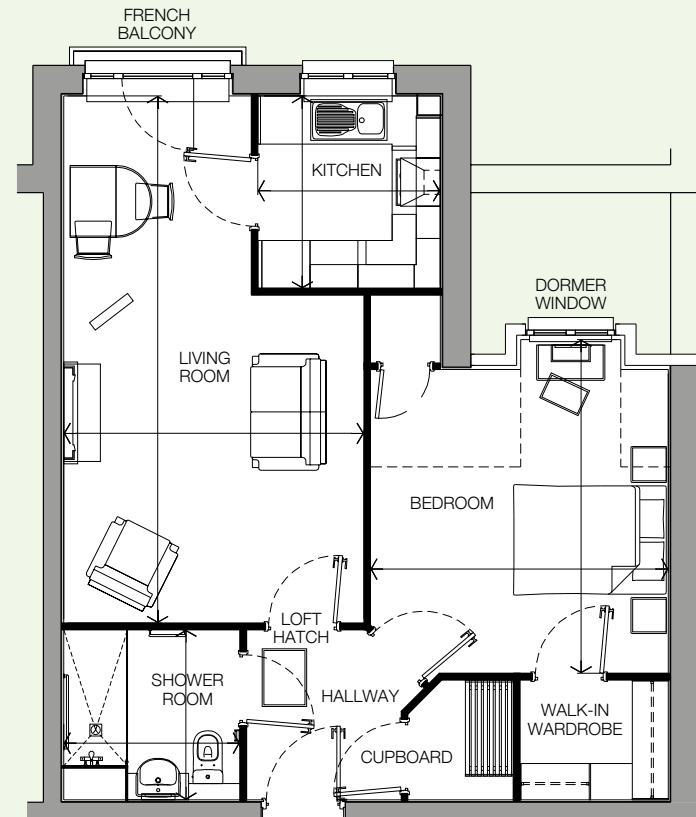
7'10" x 7'6" / 2400mm x 2275mm (max)

Bedroom

13'8" x 12'2" / 4165mm x 3715mm (max)

Shower Room

7'3" x 6'11" / 2200mm x 2120mm (max)



Apartments may be handed alternatively as shown.

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Carrick Court

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Apartment: 26

Living Room

21'7" x 12'10" / 6575mm x 3920mm (max)

Kitchen

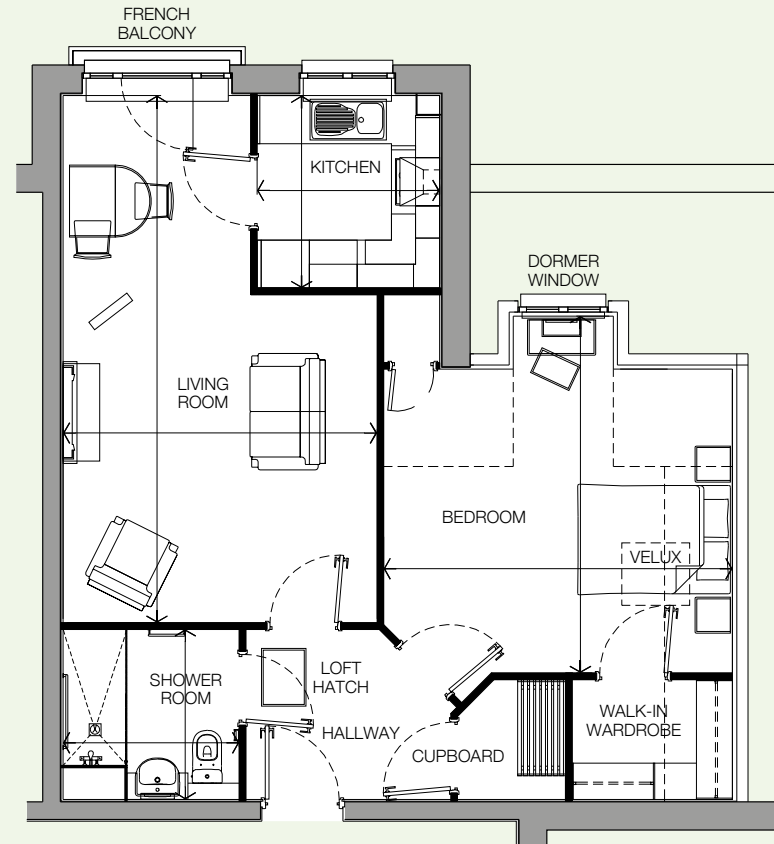
7'10" x 7'6" / 2400mm x 2275mm (max)

Bedroom

14'7" x 14'3" / 4450mm x 4355mm (max)

Shower Room

7'3" x 6'11" / 2200mm x 2120mm (max)



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Apartment: 27

Living Room

23'4" x 11'4" / 7120mm x 3450mm (max)

Kitchen

9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

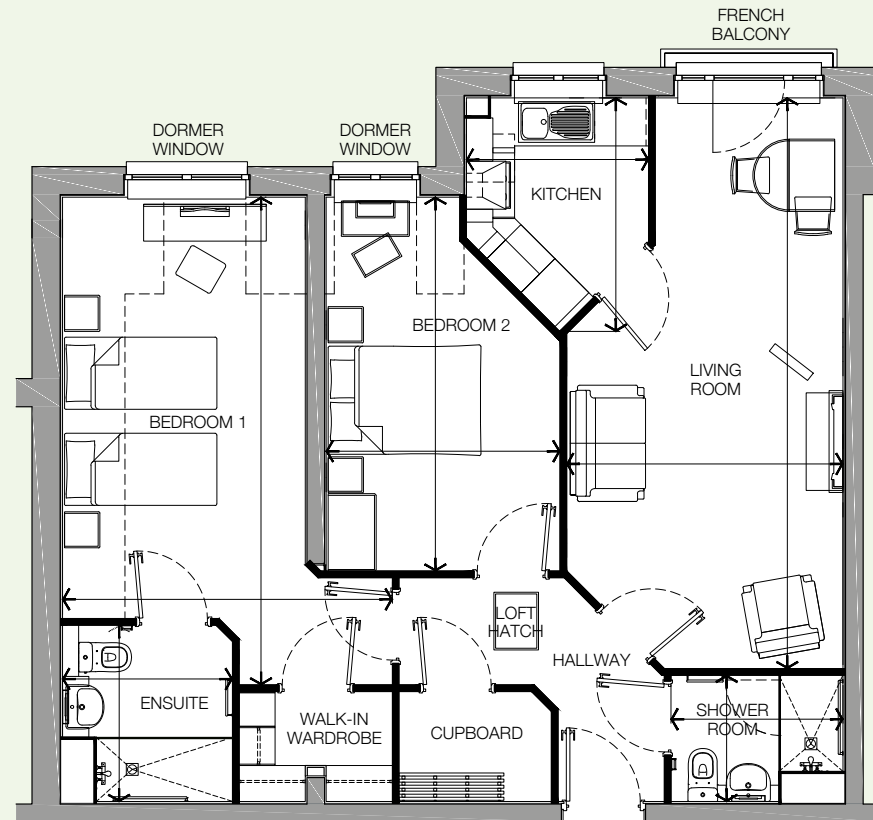
7'3" x 6'11" / 2200mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



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Apartment: 28

Living Room

23'11" x 11'4" / 7300mm x 3450mm (max)

Kitchen

9'7" x 7'5" / 2910mm x 2275mm (max)

Bedroom 1

20'0" x 13'6" / 6085mm x 4115mm (max)

Ensuite

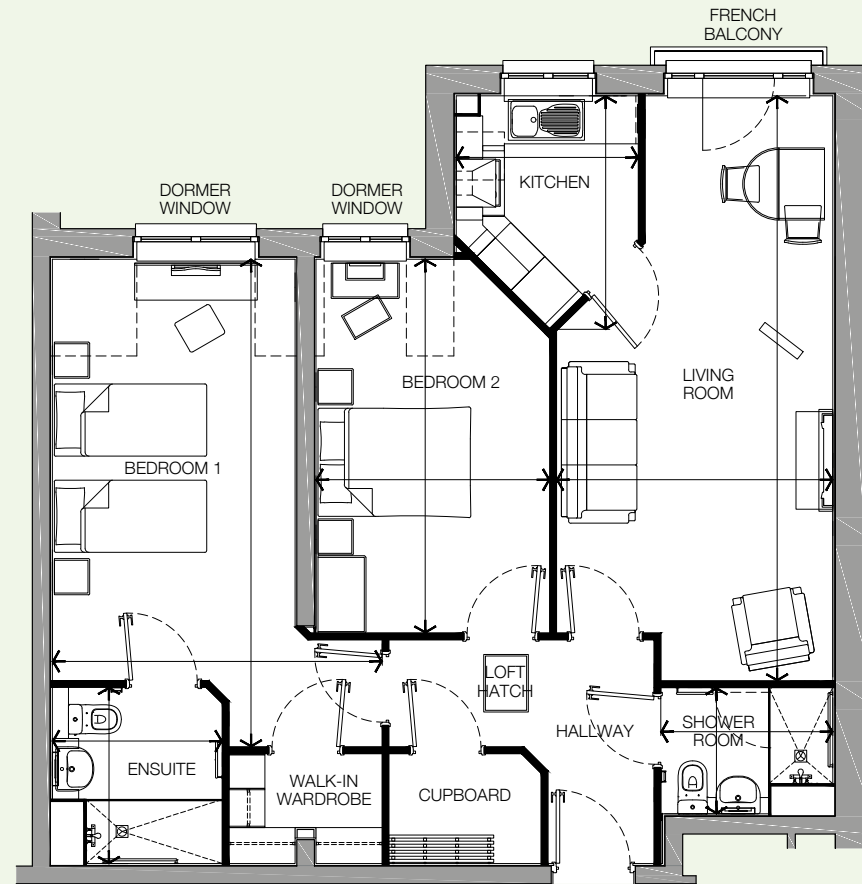
7'3" x 6'11" / 2200mm x 2120mm (max)

Bedroom 2

15'4" x 9'7" / 4665mm x 2920mm (max)

Shower Room

7'1" x 5'2" / 2145mm x 1575mm (max)



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