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Harbour Lights Court

Retirement apartments in the heart of Weymouth



 **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. Harbour Lights Court is a modern development comprising of 43 one and two bedroom retirement living apartments for the over 60s where you can enjoy those little luxuries like having under floor heating and a walk in wardrobe, as well as the clever room design that makes the most of 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. The development has been designed to reflect the beautiful Georgian sea front. It is also situated in a prominent position overlooking Weymouth Marina.

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.

The seaside development boasts a terrace which will be accessible from the homeowners' lounge overlooking the marina. The homeowners' lounge will feature comfortable sofas and will be a great space to unwind and socialise with friends, family and neighbours. The external landscaped courtyard gardens situated centrally within the building, will provide homeowners with an alternative area to enjoy.

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 Executive 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.



[^]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 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 Harbour Lights Court

General

- Double glazing
- 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

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 with balcony overlooking Weymouth Marina
- House Manager
- Guest suite[^]
- Laundry
- Lift to all floors
- Landscaped external courtyard
- Mobility scooter store*
- 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

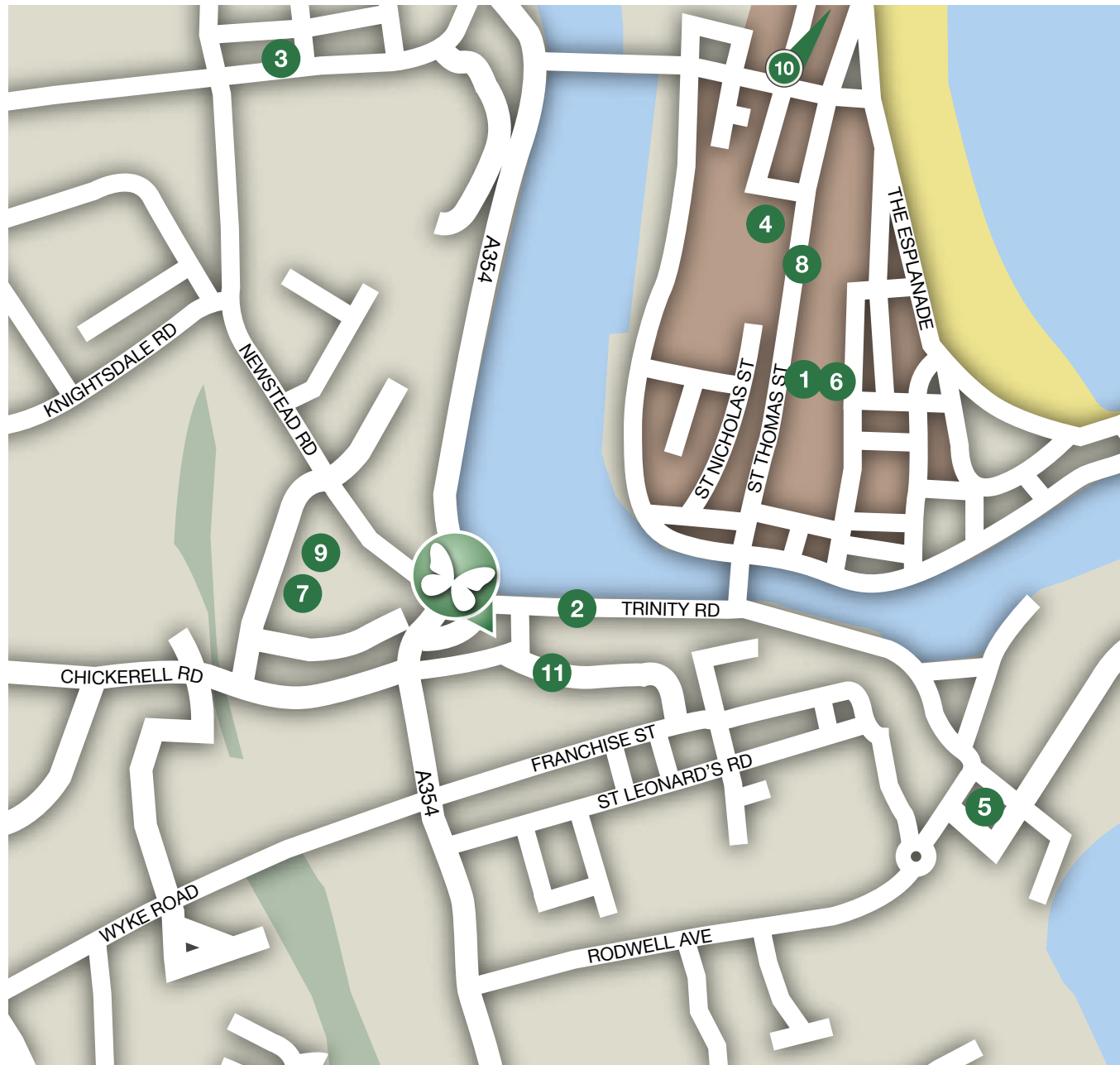


Harbour Lights Court

- 1 Bank (closest)
- 2 Bus Stop
- 3 Doctor's Surgery
- 4 Library
- 5 Museum
- 6 Optician
- 7 Pharmacy located within Supermarket
- 8 Post Office
- 9 Supermarket
- 10 Train Station (direction)
- 11 Weymouth Old Town Hall

Key

-  Shopping
-  Amenity





Weymouth marina

Life in Weymouth

Weymouth, host venue of the London 2012 Olympic and Paralympic sailing events, is a popular seaside holiday resort.

Weymouth's fine Georgian seafront is an impressive backdrop to the long golden sandy beaches. The views from the bay are spectacular, stretching across the horizon taking in the World Heritage Jurassic Coastline. Weymouth's three mile beach is just minutes from the town centre and historic harbour. There's plenty of entertainment for everyone to enjoy ranging from traditional attractions such as Punch & Judy and donkey rides, to lively events such as beach volleyball championships, live music and free summer firework displays. Locals and holiday makers alike enjoy the numerous water sports on offer such as sea kayaking and surfing.

Weymouth is also abundant with wildlife and is home to the rare Red Squirrel. RSPB Radipole Lake offers a tranquil yet exciting spot for nature lovers who can enjoy bird watching, fishing and leisurely strolls through this oasis like location. This peaceful attraction is located 1.4 miles from the development, is free for all and also welcomes dog walkers.



Weymouth lighthouse



Weymouth donkey



Weymouth merry-go-round

Next steps...

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

How to find Harbour Lights Court

1 To 43 Harbour Lights Court, North Quay, Weymouth DT4 8DW
Tel: 0800 919 132

From the A31 west bound

From the A31 take the first exit at the roundabout onto the A354 signposted to Weymouth.
At Jurassic roundabout take the 2nd exit onto the A354 signposted Portland, Town Centre.
At Veasta roundabout take the second exit onto the A354 signposted Portland.
At Chafeys roundabout take the first exit on the A354 signposted Town Centre, Portland.
At Westham Crossroads continue forward on the A354 signposted Portland, Wyke Regis.
At Harbour Crossroads, Harbour Lights Court will be directly in front of you.

From the A31 east bound

From the A31 take the third exit at the roundabout onto the A354 signposted to Weymouth.
At Jurassic roundabout take the 2nd exit onto the A354 signposted Portland, Town Centre.
At Veasta roundabout take the second exit onto the A354 signposted Portland.
At Chafeys roundabout take the first exit on the A354 signposted Town Centre, Portland.
At Westham Crossroads continue forward on the A354 signposted Portland, Wyke Regis.
At Harbour Crossroads, Harbour Lights Court will be directly in front of you.




To find out more, call us on **0800 919 132**
or visit www.mccarthyandstone.co.uk

We're online, why not join us at www.mccarthyandstone.co.uk

 facebook.com/mccarthyandstone

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We welcome your comments

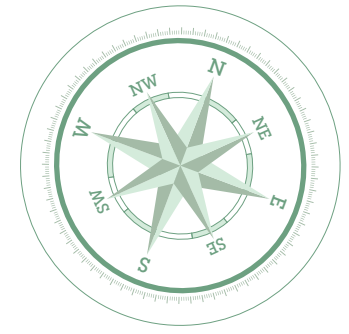
If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AL or email us at: comments@mccarthyandstone.co.uk

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 Executive 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 322000

March 2015

Site & Upper Ground Floor



Lower Ground Floor



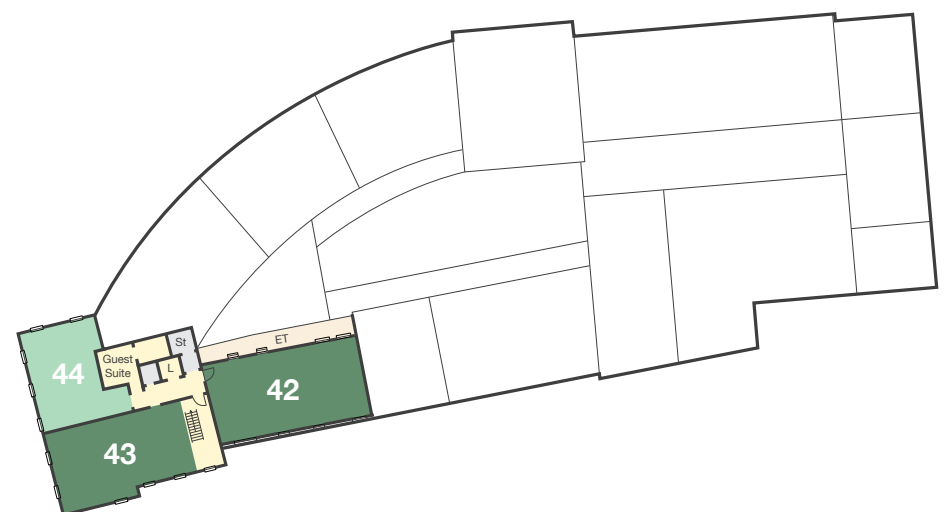
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- WC - Toilet
- P - Plant
- L - Lift
- LAU - Laundry
- RA - Roof Access
- ET - External Terrace
- ST - Store
- SE - Shopper's Entrance
- SUB - Sub-Station
- MSS - Mobility Scooter Store

First Floor



Second Floor



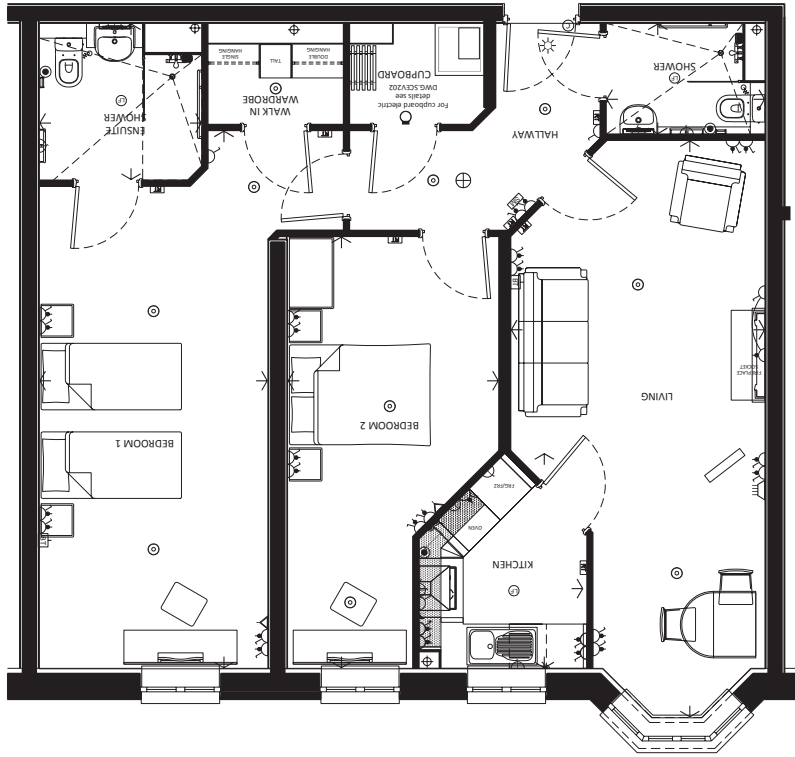
Harbour Lights Court

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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 specifications 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.

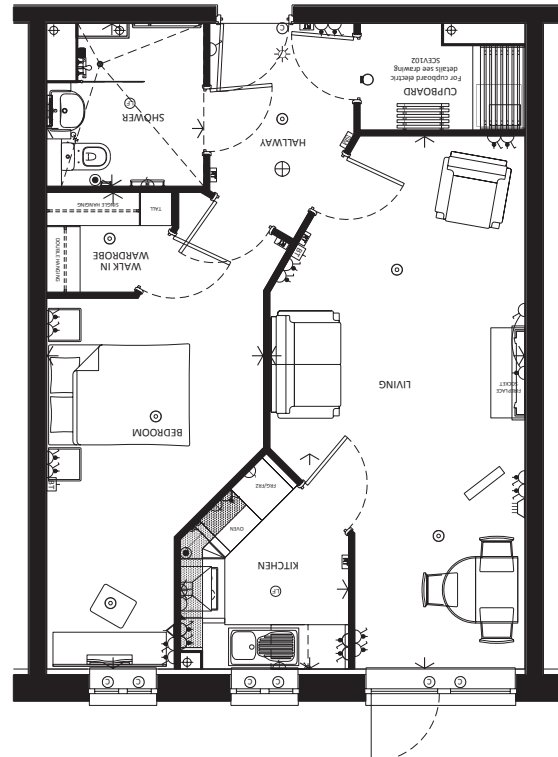
See individual apartment plans for specific details. Arrows denote measurement points

Living Room (Max.) 25'7" x 11'4" (7805mm x 3440mm)
 Kitchen (Max.) 9'7" x 7'5" (2910mm x 2275mm)
 Bedroom 1 (Max.) 23'10" x 10'2" (7275mm x 3095mm)
 En-Suite (Max.) 7'3" x 6'11" (2200mm x 2120mm)
 Bedroom 2 (Max.) 19'2" x 9'4" (5845mm x 2855mm)
 Shower Room (Max.) 7'1" x 4'11" (2150mm x 1500mm)



Typical two bedroom apartment

Living Room (Max.) 23'7" x 11'4" (7200mm max x 3445mm)
 Kitchen (Max.) 9'7" x 7'5" (2910mm max x 2275mm)
 Bedroom (Max.) 21'1" x 9'7" (6440mm max x 2930mm)
 Shower Room (Max.) 7'3" x 6'11" (2200mm max x 2120mm)



Typical one bedroom apartment



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