

Artist impression



McCarthy & Stone

The UK's leading retirement housebuilder



Retirement Living in the heart of the community

Beckside Gardens Guisborough

**Your dream
apartment built
by an award
winning
developer**



Artist impression

Welcome to Beckside Gardens

We think you'll be amazed by our latest development at Beckside Gardens. Our exclusive development of 40 one and two bedroom apartments is set in a central location and has all the amenities you could want close by. 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 for 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
Guisborough



There's plenty on your doorstep in Guisborough

The perfect location for Retirement Living

Beckside Gardens is a stunning development of one and two bedroom apartments located in Guisborough. This historic market town is situated within the unitary authority of Redcar and Cleveland and set in the beautiful ceremonial county of North Yorkshire. It enjoys a relaxed pace of life and benefits from some of the regions most stunning scenery, bounded by the North York Moors National Park and overlooking the Tees Valley and Eston Hills.

Guisborough's Westgate with its charm and character, is a mixture of well-known and independent specialist shops. Other popular shopping areas include Church Street and Chaloner Street with their many hidden treasures and Guisborough market held twice a week throughout the year, has long been a focal point of the surrounding area. The town is also host to 2 major supermarket chains.

Guisborough's most notable feature is the beautiful ruined abbey Guisborough Priory. Standing in full glory, to its original height of 97 feet, the dramatic gothic, east gable towers high over the area and has become a well known icon of the town.

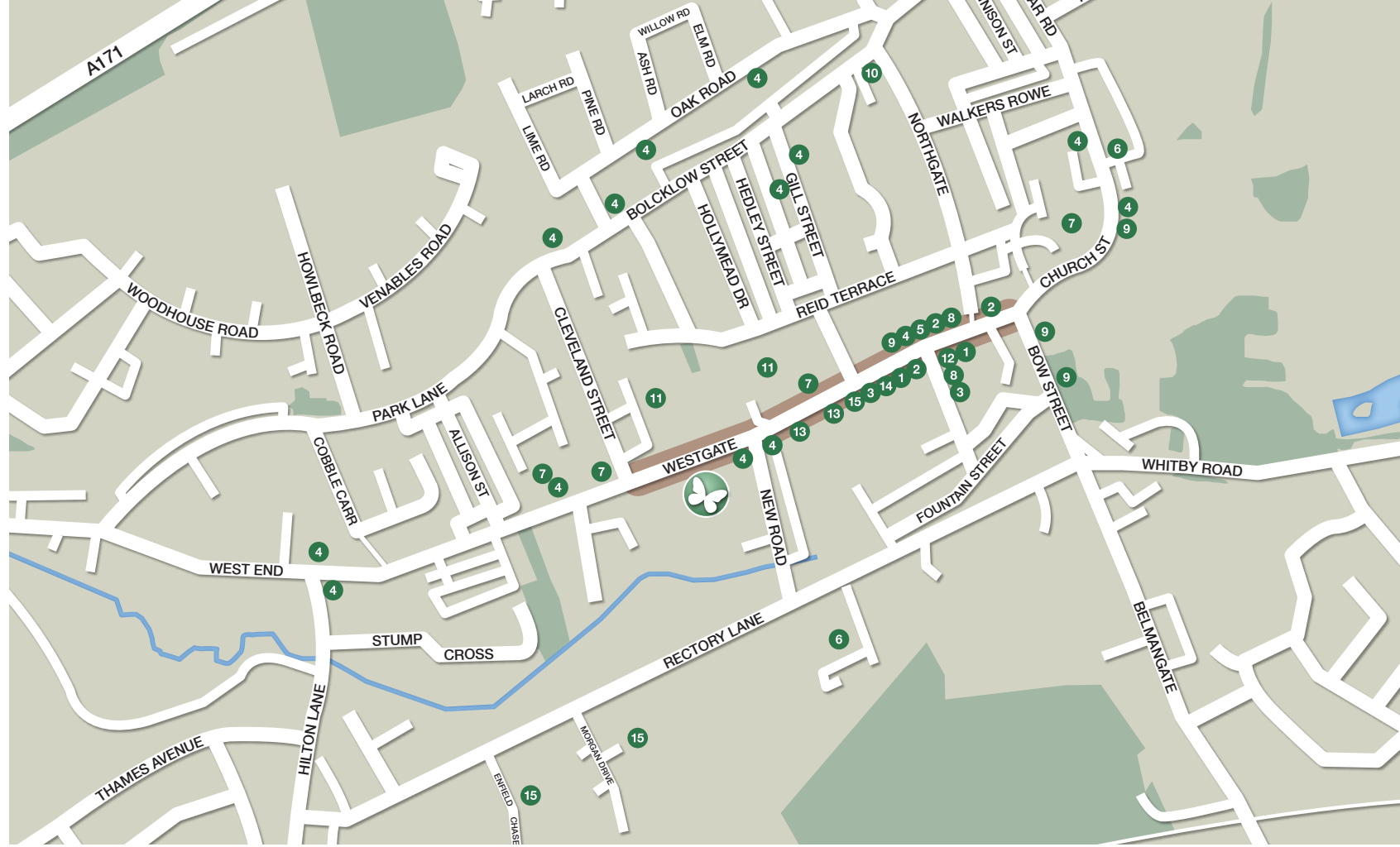
There are good transport links by both road and bus to areas both locally and regionally with the A171 connecting to Whitby heading south and to Middlesborough heading north. The A173 goes south west to Stokesley and north east to Skelton where it joins the A174 coast road. Regular bus services operate from Guisborough providing connections to Whitby, Scarborough and Middlesborough, along with several villages and towns in the area.





Beckside Gardens

- 1 Bakery
- 2 Bank
- 3 Butcher
- 4 Bus stop
- 5 Chemist
- 6 Doctor
- 7 Dentist
- 8 Florist
- 9 Hairdresser
- 10 Hospital
- 11 Library
- 12 Newsagent
- 13 Optician
- 14 Post Office
- 15 Supermarket



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



Guisborough Priory

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 working 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





You'll be surrounded by the warmth of friendship



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^{0#}. 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 stay⁰.

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 it too, as long as it is 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

”

⁰Extra charge applies #Subject to availability *Please speak to Sales Executive for more information on our pet policy



We do everything we can to help you keep an independent and happy life



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. Some apartments have their own 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 integral 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 a low profile shower tray[†], a lever tap, which turns on and off effortlessly and slip resistant flooring.

[†]Some apartments have the option to replace the shower with a bath

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, storage heaters and panel heaters 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.

Jack and Brenda Roberts - Homeowners, Kingsman Court



*Subject to Sky Subscription



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

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



The development at a glance

Services

- House Manager who is a friendly face and can provide help and support when it's needed during the working 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 of time free within your first 30 days of moving into your apartment

Development

- Homeowners' lounge where you can meet up with neighbours or make new friends
- Landscaped garden for you to enjoy without having to lift a finger
- Communal roof terrace where you can sit back, relax and enjoy the views over Guisborough
- Guest suite perfect for when friends and family come to visit^o
- Lift to all floors making it easy to get around
- Car parking available on-site for permit holders^{#o}

^oExtra 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
- Fitted or walk in wardrobe in selected 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, 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

Shower room

- Shower, which is tiled and fitted with a low profile shower tray. Making it easier to get in and out
- High quality bathroom fittings

Heating and finishes

- Storage heaters and panel heaters 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

*Subject to Sky Subscription



We'll help you make the move

Once you've found the perfect apartment, your move couldn't be in better hands. We will arrange for a removal company to carry out a full packing service for you for free and your items will be unpacked onto a flat surface in your new apartment.

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 Becksid Gardens, call us on 0800 201 4106 or visit mccarthyandstone.co.uk/becksidegardens

Take a look for yourself

We'd be delighted to show you more about Becksid Gardens. Call us to book now and we'll arrange a date to suit you.

Becksid Gardens, Guisborough TS14 6DY

Tel: 0800 201 4106

mccarthyandstone.co.uk/becksidegardens



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

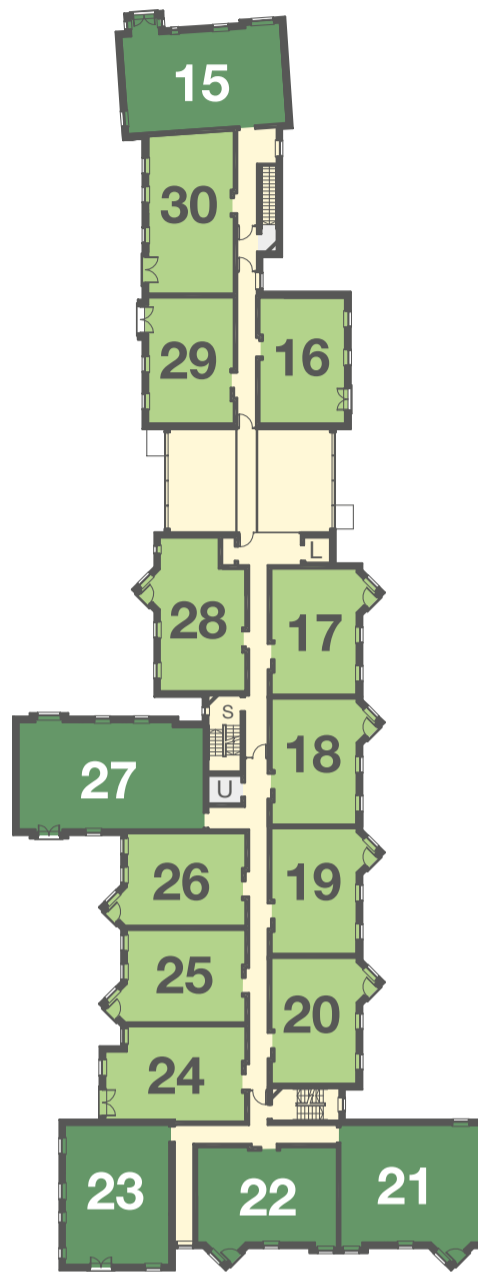


All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a 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

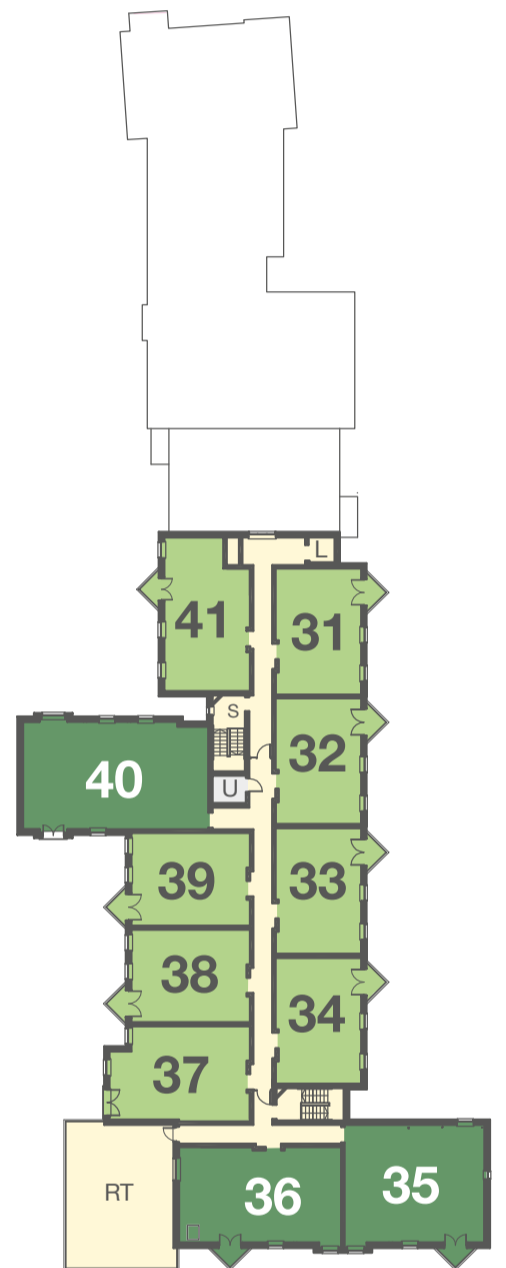
Site & Ground Floor



First Floor



Second Floor



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

- ASHP - Air Source Heat Pump
- C - Cupboard/Store
- GS - Guest Suite
- HL - Homeowners' Lounge
- K - Kitchen
- L - Lift
- MSCP - Mobility Scooter Charge Point
- O - Office
- R - Refuse
- RT - Roof Terrace
- S-S - Sub-Station
- S - Stairs
- U - Utilities

Beckside Gardens

1-41 Beckside Gardens, Guisborough TS14 6DY
Tel: 0800 201 4106 • www.mccarthyandstone.co.uk

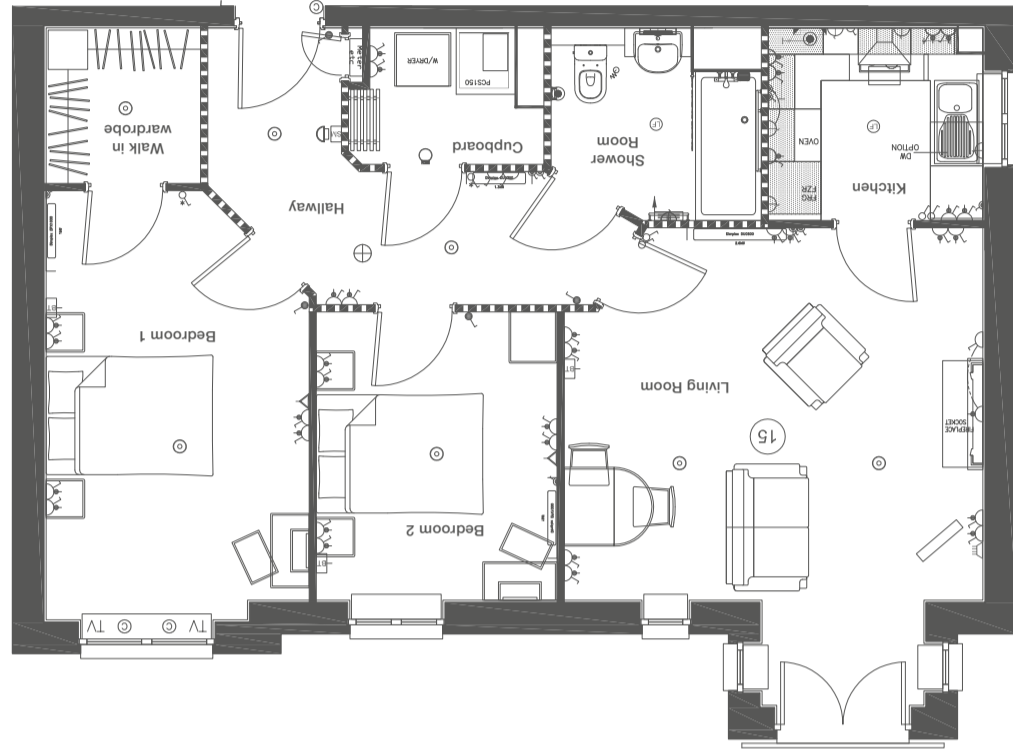


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The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement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

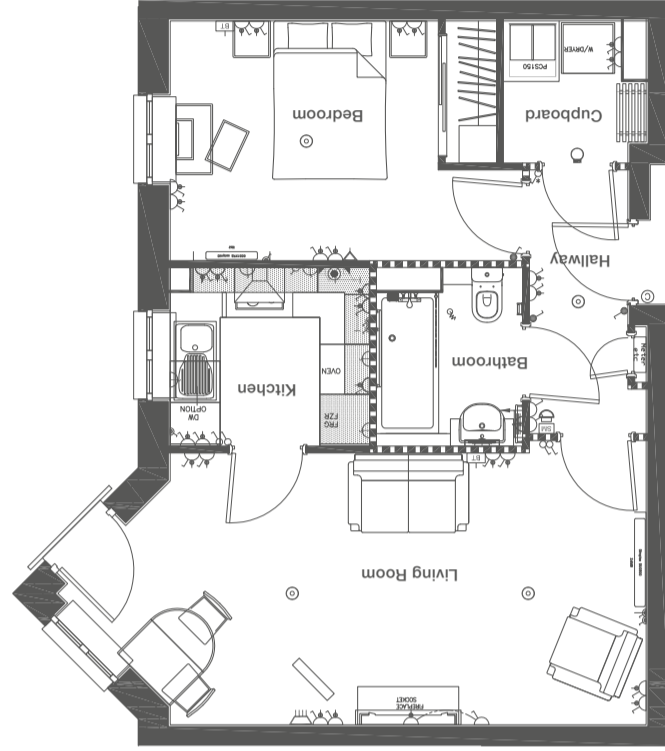
See individual apartment plans for specific details. Arrows denote measurement points

- Living Room (Max.) 17'11" x 15'8" (5454mm x 4780mm)
- Kitchen (Max.) 7'3" x 8'0" (2199mm x 2449mm)
- Bedroom 1 (Max.) 16'1" x 9'10" (4902mm x 3003mm)
- Bedroom 2 (Max.) 10'10" x 9'0" (3293mm x 2750mm)
- Shower Room (Max.) 7'10" x 7'3" (2400mm x 2200mm)



Typical two bedroom apartment

- Living Room (Max.) 23'3" x 10'9" (7083mm x 3273mm)
- Kitchen (Max.) 7'10" x 7'1" (2400mm x 2150mm)
- Bedroom (Max.) 13'11" x 9'6" (4241mm x 2886mm)
- Shower Room (Max.) 7'1" x 5'9" (2150mm x 1759mm)



Typical one bedroom apartment

Artist impression




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Development Overview

Beckside Gardens Guisborough