

Artist impression



Your dream apartment built by an award winning developer



Artist impression

Welcome to Stillington Oaks

We think you'll be amazed by our latest development in Easingwold. Our exclusive development of 37 one & two bedroom retirement apartments is nestled in the Yorkshire countryside in a beautiful market town which boasts a variety of shops and amenities.

At Stillington Oaks you will find a range of apartments with additional features including walk in wardrobes or en suite shower rooms plus a selection of apartments have a Juliet or walk out balcony.

What's more, McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort and modern features. 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 and gardening – and the reassurance of the 24 hour emergency call system. 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 Easingwold



Shops and seating in the heart of Easingwold



Uppleby, Easingwold

There's plenty on your doorstep in Easingwold

The perfect location for Retirement Living

Stillington Oaks is a stunning development of one and two bedroom retirement apartments located in the beautiful North Yorkshire town of Easingwold. This historic market town enjoys a relaxed pace of life and is tucked away, surrounded by some of the region's most stunning scenery. Easingwold is located just 12 miles north of York which is a firm favourite with tourists from all over the world who come to see this historic and striking city.

There are a range of shops and facilities in Easingwold, from butchers and bakers to several small supermarkets and banks all located in the centre around the Market Place and Long Street. The Galtres Centre in the heart of Easingwold is host to a range of clubs and activities as well as being a venue for shows and performances.

There are good transport links by both road and bus to areas both locally and regionally with the A19 connecting Easingwold to York heading south and to Thirsk and Middlesborough heading north. Regular bus services operate from Easingwold providing connections to York, Thirsk and Helmsley along with several villages and towns in the area.

Homeowners at Stillington Oaks can enjoy all the features that you would expect with a McCarthy & Stone retirement development including a homeowners' lounge for meeting friends and neighbours, on site guest suite* for visiting family and friends plus a House Manager who co-ordinates all the maintenance to the communal areas and the exterior of the building including window cleaning and gardening.

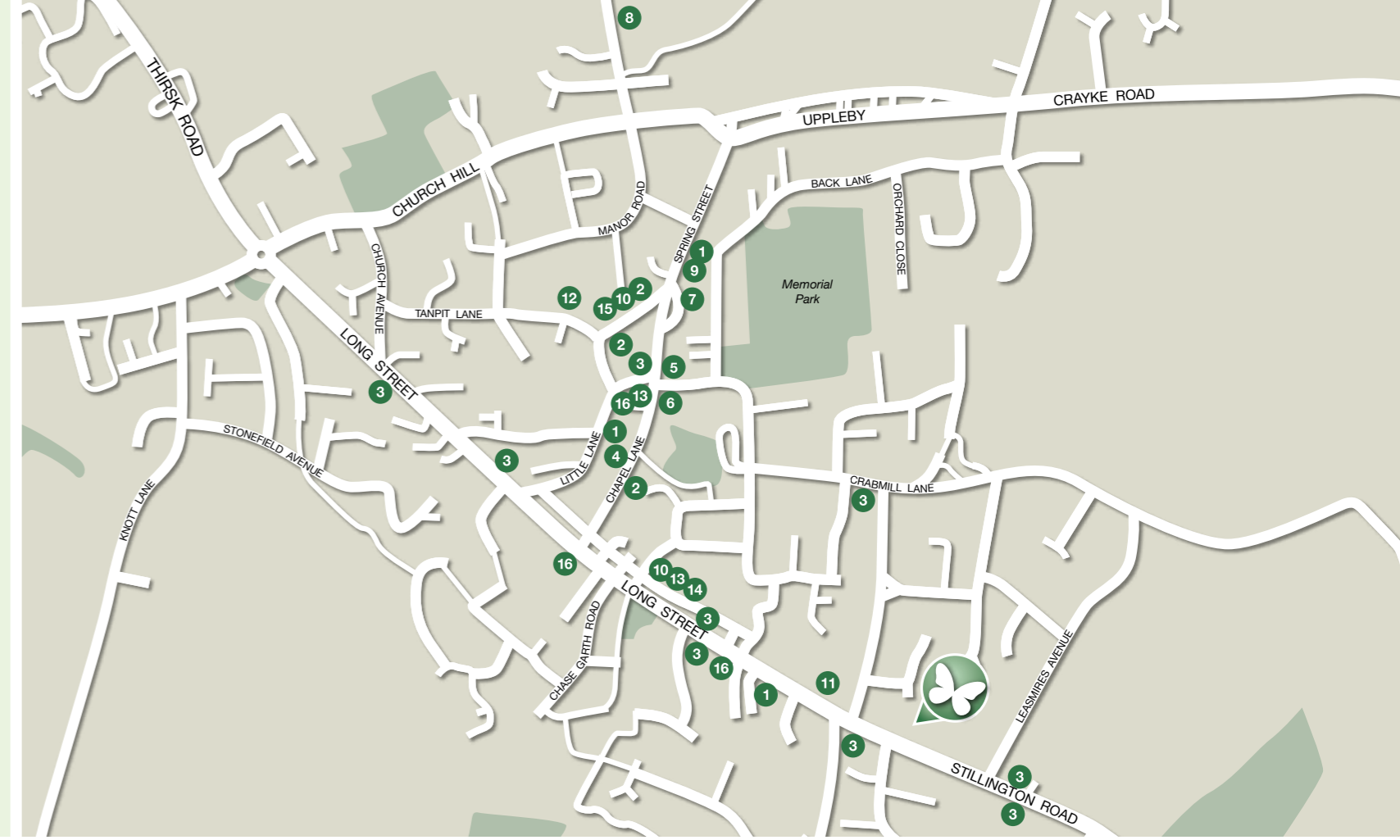
Call today and find out more.

*At and additional cost



Stillington Oaks

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



The White Horse in the Yorkshire Countryside

Keeping you close to the things that really matter



Market Place, Easingwold

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[#]. 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 stay^o.

We understand how important a pet can be in your life so you are welcome to bring a well-behaved pet to live with you in your apartment*.

“ 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 resident's 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

^oExtra 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



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 under floor 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.* **”**
Jack and Brenda Roberts - Homeowners, Kingsman Court



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. At Stillington Oaks there are a choice of apartment designs with all ground floor apartments benefiting from a patio and a selection of upper floor apartments boasting either a Juliet or walk on style balcony.

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 splashbacks and worktops for a luxurious feel.

Our stylish 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.

*Subject to Sky Subscription †Some apartments have the option to replace the shower with a bath.



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's 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
- 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
- Walk in wardrobe in all apartments so it's easy to keep everything organised and within reach
- Walk out balcony or Juliet balcony to selected apartments
- Patio to selected apartments, letting you enjoy your own outside space
- Lever taps throughout, 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

*Subject to Sky Subscription

Shower room

- Fitted and tiled shower room
- High quality bathroom fittings
- En-suite shower room in all two bedroom apartments

Heating and finishes

- Electric underfloor heating to each individual apartment
- 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. 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 Stillington Oaks, call us on 0800 201 4106 or visit mccarthyandstone.co.uk/stillingtonoaks

Take a look for yourself

We'd be delighted to show you around Stillington Oaks. Call us to book now and we'll arrange a date to suit you.

**Stillington Oaks, Stillington Road,
Easingwold, North Yorkshire YO61 3GP**

**Tel: 0800 201 4106
mccarthyandstone.co.uk/stillingtonoaks**



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

[^]Charges may apply for mobile phone users.



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



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

- Ent - Entrance
- GS - Guest Suite
- K - Kitchen
- L - Lift
- MSCR - Mobility Scooter Charge Room
- Of - Office
- U - Utility Room
- P - Plant Room
- S - Store
- S-S - Sub-Station
- A - Air Source Heat Pump

First Floor



Second Floor



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