



McCarthy & Stone

The UK's leading retirement housebuilder

Victoria Gardens

Exclusive retirement apartments in Frinton-on-Sea

Victoria Gardens

Relaxed coastal living in sought after Frinton-on-Sea.





Leave those worries behind and just enjoy wonderful days...

McCarthy & Stone is proud to introduce Victoria Gardens, a stunning new development of spacious 2 bedroom apartments, specifically designed to offer the very best in Retirement Living.

At Victoria Gardens, there is a choice of apartment designs, some of which benefit from a patio or Juliet balcony. There will be attractive gardens surrounding the development which will be maintained for you.

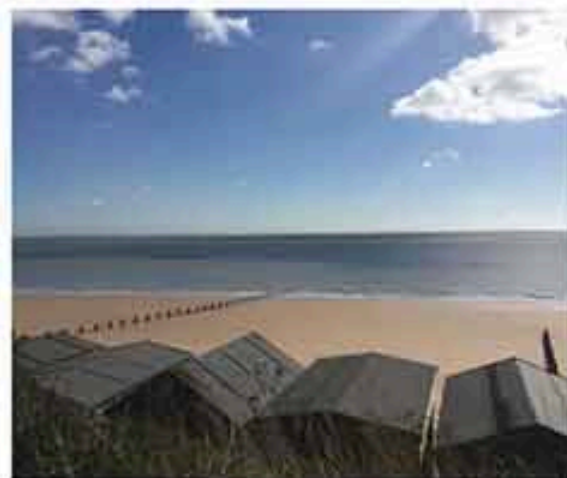
We are certain that your visitors will enjoy having a coffee in the elegant Club Lounge. If you prefer your coffee al fresco, you will be delighted with the convenience of the shops and cafés on Connaught Avenue, all within easy walking distance.

Frinton-on-Sea is the perfect place to unwind with a stroll from the development down to the sea front.

It is not surprising that our developments are high on the list when customers first consider moving from an existing family home. McCarthy & Stone is renowned not only for its coveted 5 Star Customer Service rating, but also for developments set in carefully selected locations and of course, our range of well planned apartments, which are sure to be the envy of friends and family alike.

Because we understand that making the decision to move can sometimes be difficult, we have a team of professional staff on hand to guide you every step of the way.

We are able to assist our customers by creating a tailor-made moving package that will enable you to move into your new apartment at your pace, when you're ready.




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Your apartment with all the latest comforts...

Our developments feature the latest in stylish designs for modern living and have been created to a high specification with your convenience and enjoyment in mind.

There is something rather lovely about a new kitchen, ready and waiting to be used, but also for your personal touches to be added - making you feel right at home.

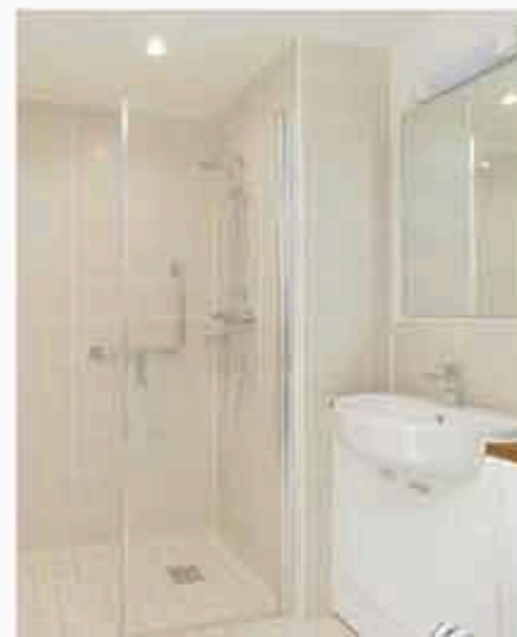
For your comfort and convenience, each kitchen has been carefully planned with a mid-height oven for easy access, there is an integrated microwave, fridge freezer, ceramic hob, slimline dishwasher and a washer dryer which will be located in the hallway cupboard.

Photography of Centenary Place, Southend-on-Sea.

The apartments at Victoria Gardens feature elegant kitchens in a gloss Ivory finish with co-ordinated work surfaces and upstands. Each apartment features underfloor heating throughout and carpets are included, creating a warm and cosy environment without radiators taking up wall space unnecessarily.

Shower rooms are spacious with a half tiled finish to all dry areas and fully tiled level access showers.

There is a security alarm system for your peace of mind which also provides a video entry system and a 24 hour emergency call link.



Your new apartment in detail

General

- ✦ Double glazing to all windows
- ✦ Juliet balcony or patio with selected apartments
- ✦ Walk-in wardrobe to apartments, except The Edward, plot 14, which features a fitted wardrobe
- ✦ Washer dryer to hallway cupboard
- ✦ Telephone and television point in living room and bedrooms
- ✦ Sky/Sky+ connection point in living room*
- ✦ Communal and maintained landscaped gardens
- ✦ On site parking (one space per apartment)
- ✦ NHBC 10 year warranty

Kitchen

- ✦ Fitted kitchen with integrated fridge/freezer, mid-height oven, ceramic hob, slimline dishwasher and integrated microwave oven
- ✦ Stainless steel sink, cooker hood and splashback
- ✦ Utensil tray and space enhancing trays to suitable cupboards
- ✦ Lever mixer taps

Shower rooms

- ✦ Shower room in one bedroom apartments and en-suite in two bedroom apartments to be tiled and fitted with level access
- ✦ White sanitary ware with high quality fittings

Heating and finishes

- ✦ Underfloor heating
- ✦ Neutral décor
- ✦ Oak veneered doors
- ✦ Chrome door furniture and fittings

Safety and security

- ✦ Video door entry
- ✦ 24 hour emergency call system
- ✦ Smoke detector and intruder alarm
- ✦ Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



The perfect place to be... comfortable surroundings, with the latest and carefully selected fixtures and fittings to enable you to live your life, your way.



Enjoy life in this picturesque and sought-after seaside town

Frinton-on-Sea is the jewel in the crown on the Essex coast with miles of clean, golden sands, a beautiful esplanade and colourful beach huts stretching along the traditional promenade.

It's an elegant yet welcoming seaside town with a vibrant community spirit. Many of the surrounding properties have Victorian influences in their architecture and Connaught Avenue is host to many traditional shops, all just a short walk away.

Afternoon tea or traditional fish and chips are served in a choice of cafés and restaurants throughout the town. There's a local supermarket within easy reach or a choice of supermarkets just a short drive away.

In your spare time Frinton-on-Sea has thriving cricket, golf, tennis, aquacise classes at the pool and both indoor and outdoor bowls clubs as well as award-winning gardens for a relaxing walk.

If the mood takes you visit neighbouring Thorpe-le-Soken where you can enjoy some well-deserved pampering and relaxation at the Lifehouse Spa, set in the listed Thorpe Hall Gardens, or visit the local Bistro for delicious seafood and steaks. Kirby Cross, Weeley and Great Bentley are picturesque villages close by and the Beth Chatto Gardens, Bourne Mill and Flatford Bridge are among the many attractions just a few miles from home if you fancy a day out.

Living in Frinton-on-Sea there's an array of things to do but we are sure you will always look forward to coming back home to Victoria Gardens.

Photography of the local area.



Living at Victoria Gardens, you can do as much or as little as you want to...



Photography of the local area.

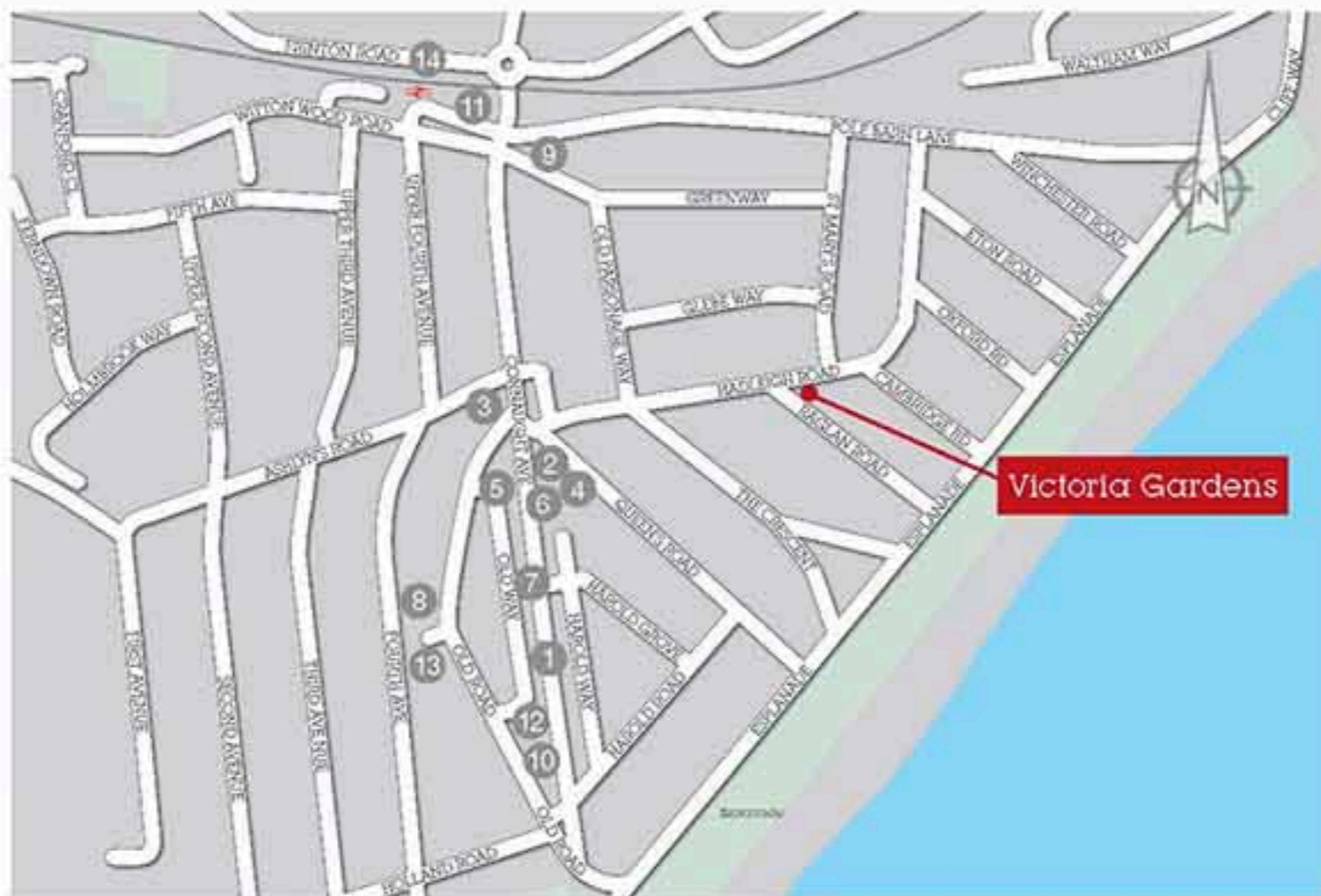


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Getting out and about couldn't be easier

You are in a great location in Frinton-on-Sea with everything to hand. You can leave those everyday worries behind and do the things you want to do.

- 1 Shopping (Connaught Avenue) 0.2 miles
- 2 Co-Op 0.2 miles
- 3 Bus stop (Old Road) 0.2 miles
- 4 Post Office 0.2 miles
- 5 The Old Library Dental Practice 0.3 miles
- 6 Frinton Pharmacy 0.3 miles
- 7 Bank 0.4 miles
- 8 St Mary's Parish Church 0.4 miles
- 9 Opticians (Lord Joseph) 0.4 miles
- 10 Hairdresser (Pearson & Clark) 0.4 miles
- 11 Caradoc Surgery 0.4 miles
- 12 Butcher (Wrights of Frinton) 0.4 miles
- 13 Frinton Library 0.4 miles
- 14 Frinton-on-Sea Station (and Coach Station) 0.4 miles



Distances are for guidance only and sourced from Google Maps. Photography of the local area.



Victoria Gardens  (Frinton-on-Sea Station)	Colchester	Chelmsford	London Stratford	Stansted Airport
	21 miles/ 28 minutes	43 miles/ 51 minutes	79 miles/ 1 hour 19 minutes	50 miles/ 2 hours 26 minutes
Victoria Gardens 	Dedham	Chelmsford	Stansted Airport	London Stratford
	20 miles/ 34 minutes	43 miles/ 58 minutes	50 miles/ 1 hour 7 minutes	79 miles/ 1 hour 40 minutes

Times are for guidance only and sourced from Google Maps and National Rail.

Development layout and apartment locations



- L - Lift
- MS - Mobility Scooter Store & Charging Point
- OFF - Office
- ENT - Entrance
- P - Plant Room
- BS - Bin Store
- WC - Communal Toilet
- ST - Storage Room
- ① - Postal Number



Computer generated image indicative only, materials and colours may vary.

Development layout not to scale and for guidance only, refer to Sales Executive for more details.

The Louise



*Doors open outwards to patio on apartment 1.

Apartments 1 & 6

Living/Dining Room	6126mm x 3273mm	20'1" x 10'9"
Kitchen	2403mm x 2150mm	7'11" x 7'1"
Bedroom 1	3845mm x 3030mm	12'7" x 9'11"
Bedroom 2	3467mm x 2897mm	11'4" x 9'6"

The Beatrice



*Doors open outwards to patio on apartments 2 & 3.

Apartments 2 & 8 (3 & 9 handed)

Living/Dining Room	7072mm x 3429mm <small>(max) (max)</small>	23'2" x 11'3" <small>(max) (max)</small>
Kitchen	2912mm x 2279mm <small>(max) (max)</small>	9'7" x 7'6" <small>(max) (max)</small>
Bedroom 1	5210mm x 3029mm <small>(max) (max)</small>	17'1" x 9'11" <small>(max) (max)</small>
Bedroom 2	4493mm x 2918mm <small>(max) (max)</small>	14'9" x 9'7" <small>(max) (max)</small>

The Helena



*Doors open outwards to patio on apartment 4,
†Doors to patio on apartment 4.

Apartments 4 & 10

Living/Dining Room	7446mm x 5365mm <small>(max) (max)</small>	24'5" x 17'7" <small>(max) (max)</small>
Kitchen	2682mm x 2400mm	8'10" x 7'10"
Bedroom 1	3665mm x 3000mm	12'0" x 9'10"
Bedroom 2	3665mm x 3081mm	12'0" x 10'1"

The Alice



*Doors open outwards to patio on apartment 5.

Apartments 5, 11 & 15

Living/Dining Room	6362mm x 5251mm <small>(max) (max)</small>	20'10" x 17'3" <small>(max) (max)</small>
Kitchen	2995mm x 2150mm	9'10" x 7'1"
Bedroom 1	3875mm x 3149mm	12'9" x 10'4"
Bedroom 2	3423mm x 3319mm	11'3" x 10'11"



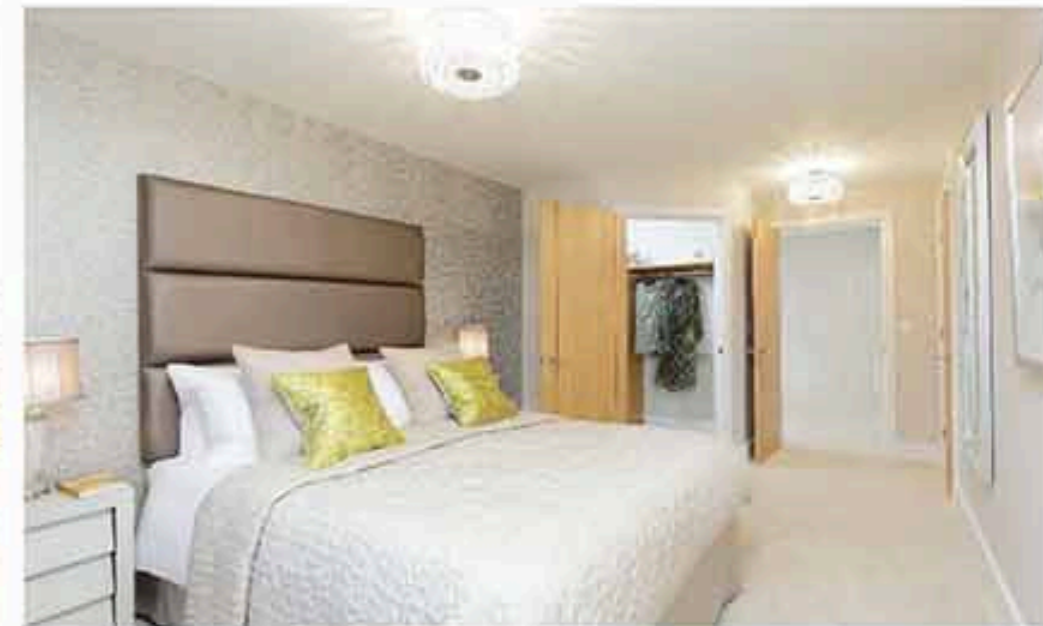
B Built in fridge/freezer
 WD Built in washer/dryer
 O Built in oven/microwave
 C: Cupboard
 St: Storage
 L: Heated towel rail
 HWS: Hot water store
 W: Wardrobe

► Denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They 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. Depicted furniture is indicative only.

A superb outlook awaits...



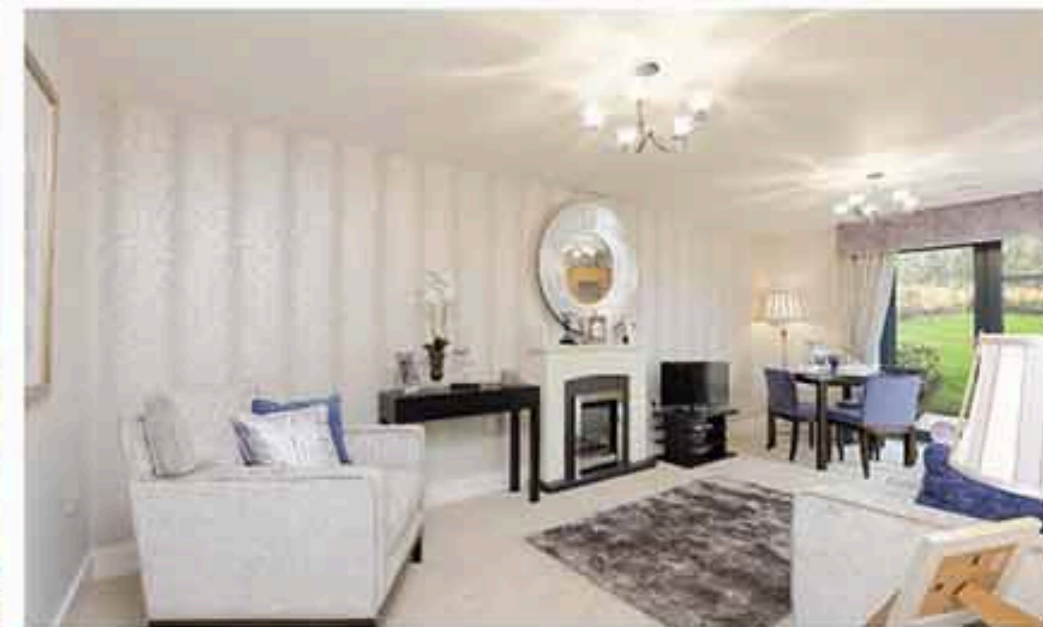
Photography of the local area



...in this beautiful coastal development.



Photography of previous development.



The Alfred



Apartment 7

Living/Dining Room	6483mm x 3314mm <small>(max)</small> <small>(max)</small>	21'3" x 10'10" <small>(max)</small> <small>(max)</small>
Kitchen	2876mm x 2279mm <small>(max)</small> <small>(max)</small>	9'5" x 7'6" <small>(max)</small> <small>(max)</small>
Bedroom 1	6265mm x 2938mm <small>(max)</small> <small>(max)</small>	20'7" x 9'8" <small>(max)</small> <small>(max)</small>
Bedroom 2	5311mm x 2948mm <small>(max)</small> <small>(max)</small>	17'5" x 9'8" <small>(max)</small> <small>(max)</small>

The Edward



Apartment 14

Living/Dining Room	5668mm x 4642mm <small>(max)</small> <small>(max)</small>	18'7" x 15'3" <small>(max)</small> <small>(max)</small>
Kitchen	4753mm x 2925mm <small>(max)</small> <small>(max)</small>	15'7" x 9'7" <small>(max)</small> <small>(max)</small>
Bedroom 1	5235mm x 3029mm <small>(max)</small> <small>(max)</small>	17'2" x 9'11" <small>(max)</small> <small>(max)</small>
Bedroom 2	4753mm x 3040mm <small>(max)</small> <small>(max)</small>	15'7" x 10'0" <small>(max)</small> <small>(max)</small>

The Albert



Apartment 12

Living/Dining Room	5091mm x 4641mm <small>(max)</small> <small>(max)</small>	16'8" x 15'3" <small>(max)</small> <small>(max)</small>
Kitchen	4024mm x 3567mm <small>(max)</small> <small>(max)</small>	13'2" x 11'8" <small>(max)</small> <small>(max)</small>
Bedroom 1	4307mm x 3986mm <small>(max)</small> <small>(max)</small>	14'2" x 13'1" <small>(max)</small> <small>(max)</small>
Bedroom 2	5334mm x 3338mm <small>(max)</small> <small>(max)</small>	17'6" x 10'11" <small>(max)</small> <small>(max)</small>

Frinton-on-Sea's links with royalty...

Queen Victoria, after whom our new development is named, famously loved the seaside and swimming in the sea, having a bathing machine designed and built for her so she could retain her dignity getting in and out of the water. Her husband Prince Albert of Saxe-Coburg and Gotha believed in the health-benefits of sea bathing and encouraged his wife and nine children to do so.

Prince Arthur, Duke of Connaught and Strathearn, famously visited Frinton-on-Sea with his wife and family and gave his name to Connaught Avenue in 1904, which became known as the Bond Street of Frinton. Arthur was the seventh child and third son of Queen Victoria and Prince Albert. He was the last surviving son and had a distinguished military career, serving in the British Army and throughout the Empire for 40 years.

Frinton-on-Sea's links with the royal family continued following Victoria's reign. The sons of George V regularly used the town for seaside getaways in the 1920s and 30s. The Duke and Duchess of York, later George VI and Queen Elizabeth, stayed at The Grand Hotel. Edward, the Prince of Wales, later to become Edward VII also visited Frinton-on-Sea.



Ground floor



First floor



Second floor

Built-in fridge/freezer Built-in washer/dryer Built-in oven/microwave Storage Heated towel rail
 Hot water store reduced headheight roof window Wardrobe

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McCarthy & Stone... Bringing it all together

Greater freedom to do the things you want...

At McCarthy & Stone we pride ourselves on ensuring that each development is unique and is designed to blend harmoniously with the local architecture. The location is also high on the list of requirements and provides all the right connections either on foot, by bus, car or rail.

Knowing that our customers are also very individual, we take great care to provide privacy when you want it and assistance when you need it.

Our House Managers are carefully selected to ensure that they fully appreciate this important concept. They are often viewed as a friendly neighbour but they are there to ensure that the day to day management of the development runs smoothly inside and out. Without the maintenance worries of a larger family home, you can concentrate on doing the things you really enjoy.



McCarthy & Stone leading the way...

Renowned for our 5 star customer service, we are proud to be the largest provider of privately owned specialist retirement properties in the UK. In the past 38 years we have built almost 50,000 apartments nationwide. We take great care to ensure our designs and specifications continue to move forward and in turn, our retirement solutions meet the needs of today's customers.




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Life. The only way to live it... is your way


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How to find Victoria Gardens

14-16 Raglan Road, Frinton-on-Sea, Essex CO13 9HH

From the M25

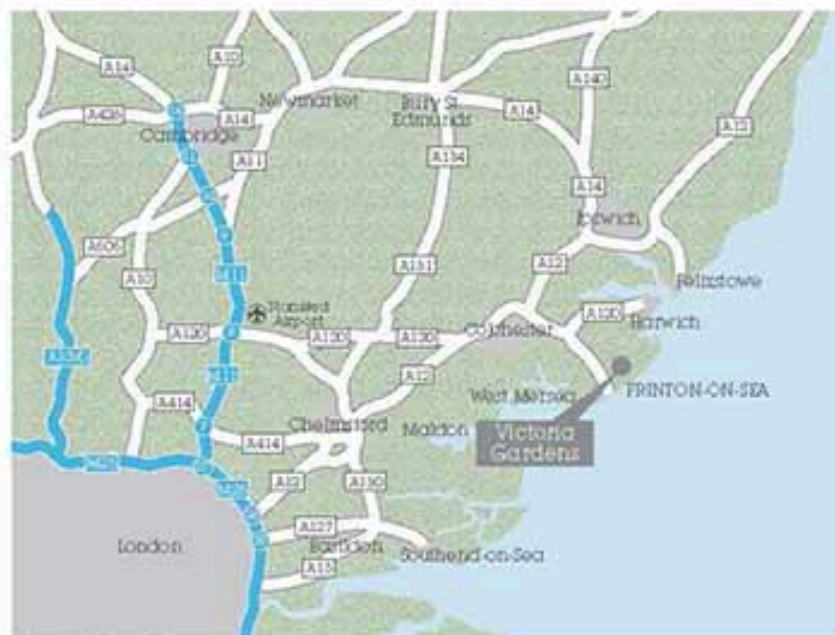
- Leave the M25 at junction 28, take the exit onto A12
- Continue forward onto A12 signposted to Colchester
- Just past junction 28 take the exit onto A120
- Continue forward onto A120 signposted to Clacton
- At first junction take the exit onto A133
- At roundabout take the 1st exit and continue on A133
- At roundabout take the 1st exit onto B1033
- At roundabout take the 2nd exit and continue on B1033
- At roundabout take the 2nd exit and continue on B1033
- Continue on B1033 until Frinton-on-Sea, at roundabout take 3rd exit onto Connaught Avenue
- Take the 4th turning on the left onto Queen's Road and then immediately turn left onto Hadleigh Road
- Victoria Gardens is located just after Raglan Road on your right, with the main entrance off Hadleigh Road



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



Map not to scale



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.