



**McCarthy & Stone**

The UK's leading retirement housebuilder



Artist Impression

# Retirement Living in the heart of Stafford

## Humphrey Court



Your dream  
apartment built  
by an award  
winning  
developer

Artist impression



## Welcome to Humphrey Court

We think you'll be amazed by our latest development at Humphrey Court. It has lots of character, is set in the heart of Stafford 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 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.





A vibrant  
community in the  
heart of Stafford

Ancient High House



Stafford town centre



## There's plenty on your doorstep in Stafford

### The perfect location for Retirement Living

Humphrey Court is our stunning new development located in the heart of Stafford.

Founded during the Anglo Saxon period, Stafford now offers a modern range of shops and services nestled among the Elizabethan buildings that are so prevalent in the county town.

There is a wide range of national and independent shops on the high street, combined with the Guildhall Shopping Centre also in the town centre. These are complemented by the Indoor Market, which hosts markets four days a week and a monthly farmers market, a popular choice with those seeking local produce. In addition, a large Asda, Tesco and retail park are within a mile of the development, meaning convenience is never far away.

Less than a mile from Humphrey Court is Victoria Park. This 13 acre Edwardian park, offers riverside walks and a bowling green, whilst the popular tourist attraction of Shrugborough Hall lies 5 miles from Stafford and perfect for a relaxing day out.

Stafford is also host to a range of cultural attractions including the Gatehouse Theatre, which offers an eclectic mix of plays, music and comedy. In addition, the Shire Hall Gallery, a Grade II listed 18th century court house is now home to the town's library and art gallery.

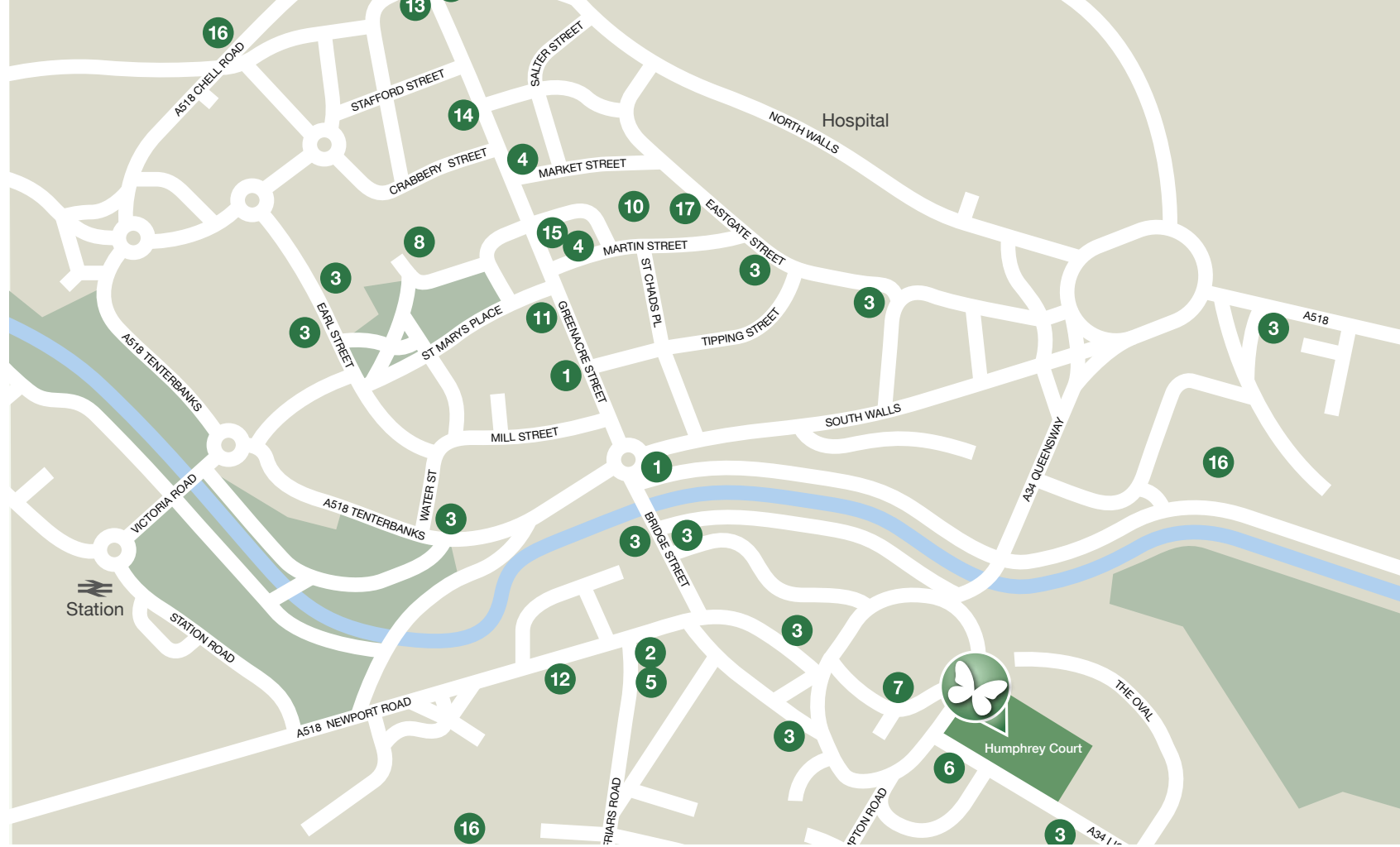
With excellent transport links, Humphrey Court is close to a number of bus stops and less than a mile from the Stafford train station with direct services into London Euston and Liverpool. Stafford is also close to the M6 motorway giving easy access to major cities in the Midlands and the North.



# Humphrey Court

- 1 Bank
- 2 Barbers
- 3 Bus stop
- 4 Coffee shop
- 5 Dentist
- 6 Doctors surgery
- 7 Dry cleaner
- 8 Guildhall Shopping Centre
- 9 Hairdresser
- 10 Library
- 11 Museum
- 12 Newsagent
- 13 Optician
- 14 Pharmacy
- 15 Post Office
- 16 Supermarket
- 17 Theatre

For SatNav, please use  
postcode ST17 4LA



Staffordshire and Warwickshire Canal

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



Stafford town centre



## 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 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 stay<sup>o</sup>.

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\*.

“

*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

”



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 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 showers with lever taps, which turn on and off effortlessly as well as 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 underfloor 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



**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 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
- Guest suite perfect for when friends and family come to visit<sup>◊</sup>
- Lift to all floors making it easy to get around
- Car parking spaces available<sup>#◊</sup>

◊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 most 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\*
- Washer/dryer in each apartment

### 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

- Shower, which is fitted and tiled
- Sanitaryware high quality fittings
- En-suite bathroom in all two bedroom apartments

### Heating and finishes

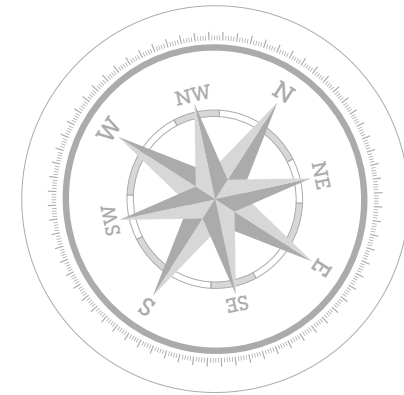
- Underfloor heating to keep you warm whilst being clean and economical
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch

### Safety and security

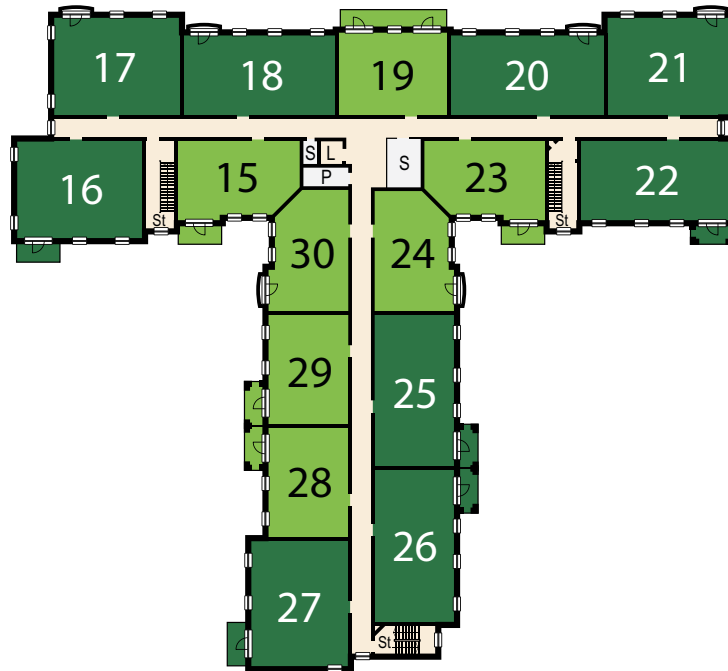
- Door entry system which links to your TV, allowing you to see who's there before opening the door
- Smoke detector and intruder alarm to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom so you can access them easily in the dark



Site & Lower Ground Floor



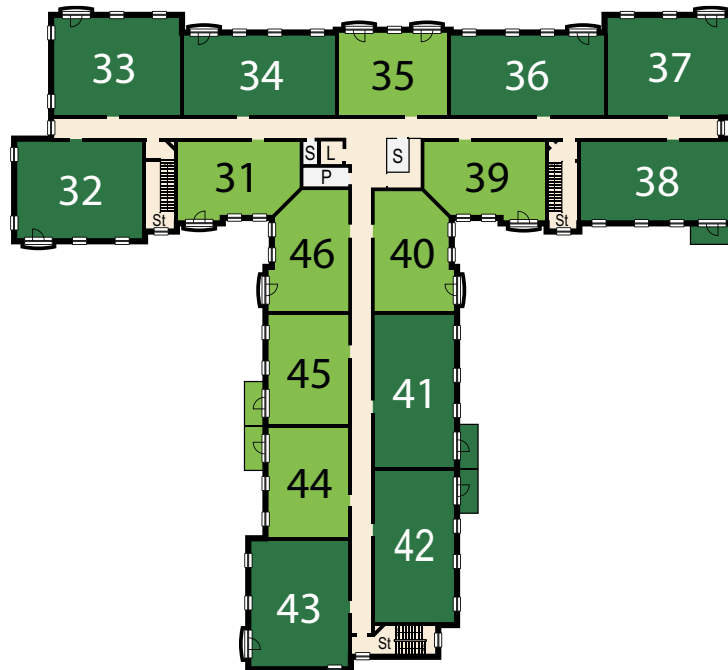
First Floor



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

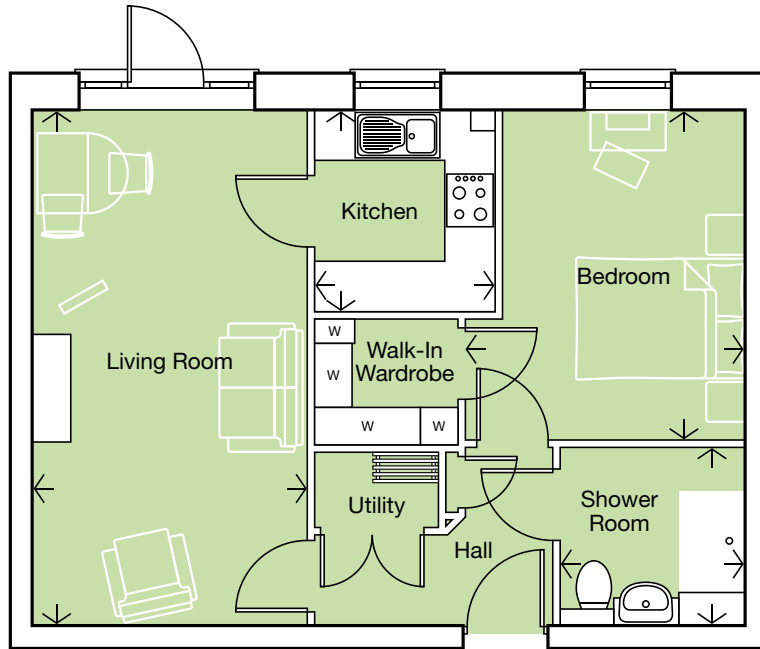
- G - Guest Suite
- K - Kitchen
- L - Lift
- MSCP - Mobility Scooter Charge Point
- O - Office
- P - Plant Room
- R - Refuse
- S - Store
- St - Stairs
- SS - Sub Station

Second Floor



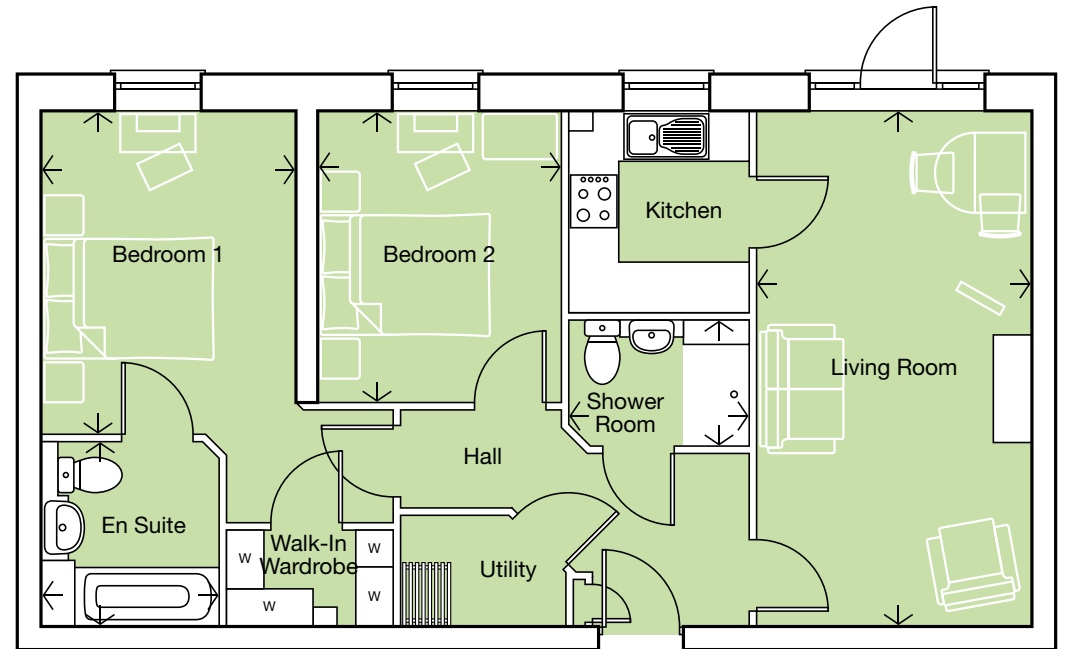


## Typical one bedroom apartment



Living Room (Max.)	20'1" x 10'9"	(6127mm x 3273mm)
Kitchen (Max.)	7'11" x 7'1"	(2403mm x 2150mm)
Shower Room (Max.)	6'11" x 7'3"	(2120mm x 2200mm)
Bedroom (Max.)	12'11" x 10'11"	(3925mm x 3333mm)

## Typical two bedroom apartment



Living Room (Max.)	20'1" x 10'9"	(6126mm x 3273mm)
Kitchen (Max.)	7'11" x 7'1"	(2403mm x 2150mm)
En Suite (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Shower Room (Max.)	4'11" x 7'1"	(1500mm x 2150mm)
Bedroom 1 (Max.)	12'7" x 9'11"	(3845mm x 3029mm)
Bedroom 2 (Max.)	11'4" x 9'6"	(3467mm x 2897mm)

See individual apartment plans for specific details.

The floor plan is for illustrative purposes and is a general indication of proposed room layout only. Room dimensions may vary. Please see individual apartment floor plans for exact layout, specification and room dimensions. Plans are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. McCarthy & Stone reserves the right to alter specifications without notice.



## 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 years of experience in helping 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.

**To register your interest or find out more about buying a McCarthy & Stone Retirement Living apartment at Humphrey Court, call us on 0800 201 4106 or visit [mccarthyandstone.co.uk/humphreycourt](http://mccarthyandstone.co.uk/humphreycourt)**

## We'd be delighted to tell you more about Humphrey Court.

Call us and we'll arrange an appointment to suit you.

**Humphrey Court,  
The Oval, Stafford, ST17 4SD**

**Tel: 0800 201 4106**

**[mccarthyandstone.co.uk/humphreycourt](http://mccarthyandstone.co.uk/humphreycourt)**





**McCarthy & Stone**

The UK's leading retirement housebuilder

**20 one bedroom and 25 two bedroom  
apartments for sale at:**

**Humphrey Court,  
The Oval, Stafford ST17 4SD**

**To register your interest or find out more about buying a McCarthy & Stone  
Retirement Living apartment at Humphrey Court, contact us today.**



Please call us free on **0800 201 4106** and we'll help you find the  
perfect apartment or visit **[mccarthyandstone.co.uk/humphreycourt](http://mccarthyandstone.co.uk/humphreycourt)**



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](mailto:comments@mccarthyandstone.co.uk)