

Artist Impression



# Wolsey Court

Retirement apartments in the heart of Leicester



 **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. Wolsey Court is a contemporary development of 7 one and 16 two bedroom Retirement Living apartments for the over 60s, located in the sought after Knighton Park area, in the heart of Leicester.

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. You can enjoy those little luxuries like having underfloor heating and a walk in wardrobe, as well as clever room design that makes the most of the natural light.

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 design of Wolsey Court compliments the architecture of the local area.

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.

Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge<sup>^</sup>, 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 mobility scooter charging point and car parking on site\*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



<sup>^</sup>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<sup>†</sup> when you move to help you put up some shelves or hang curtains.

<sup>†</sup>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 Wolsey Court

### General

- Washer/dryers to each apartment
- Double glazing
- Telephone and television point in living room and main bedroom
- Walk in wardrobe to selected apartments
- Fitted wardrobe to selected apartments
- Sky/Sky+ connection in living room
- Balconies to selected apartments
- Juliet balconies to selected apartments

### 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 shower tray to selected apartments
- Fitted and tiled with bath and overhead shower to selected apartments

- Ensuite bathroom in two bedroom 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
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment.





## Development features

- Homeowners' lounge
- House Manager
- Guest suite<sup>^</sup>
- Lift to all floors
- Landscaped garden
- Mobility scooter charging point<sup>#</sup>
- Car parking available on site to resident permit holders<sup>#</sup>  
(Please ask the Sales Consultant for more details).



Guest suite

<sup>^</sup>Extra charge applies <sup>#</sup>Subject to availability



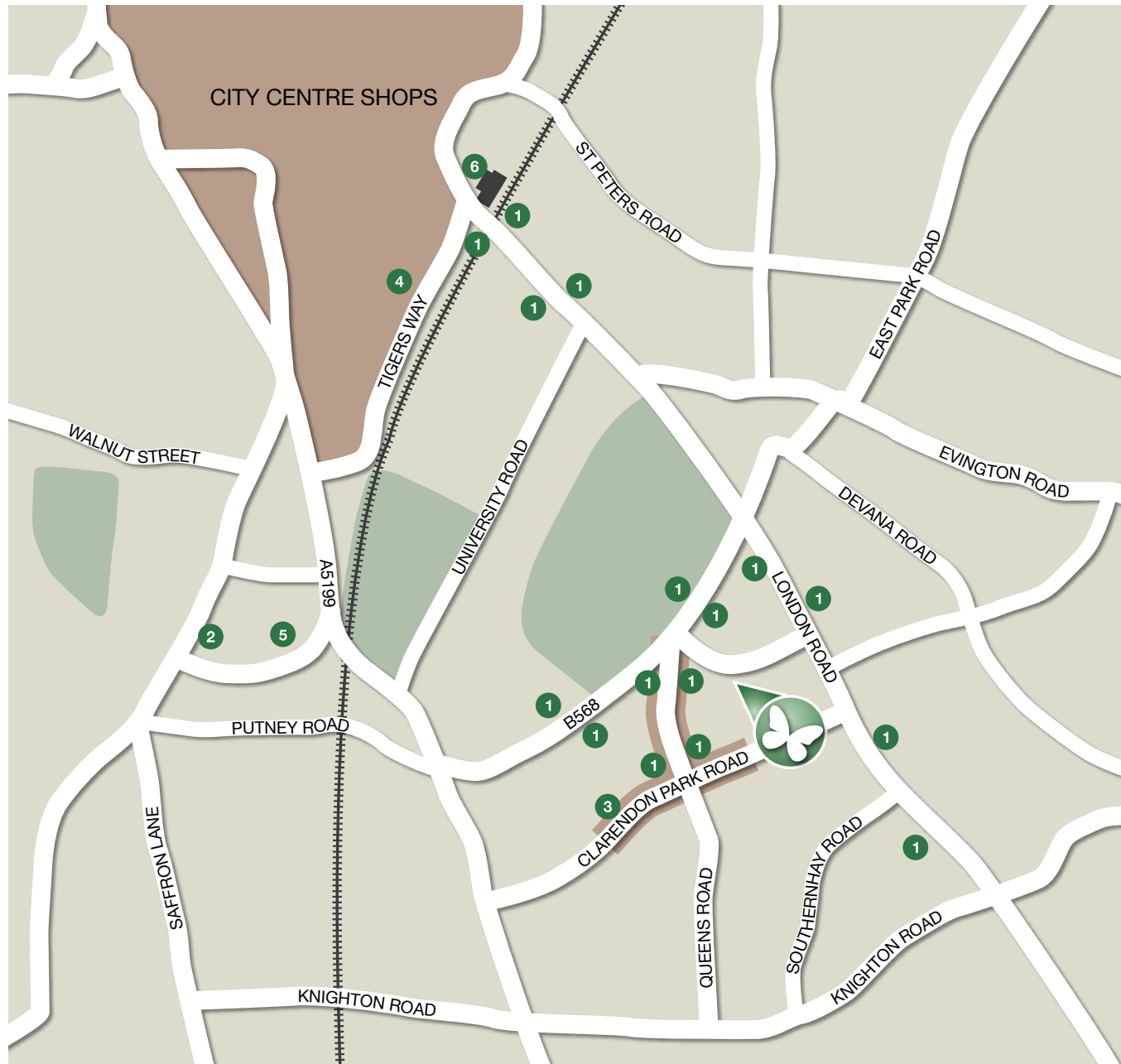
## Wolsey Court

- 1 Bus stop
- 2 Cinema
- 3 Library
- 4 Museum and Art Gallery
- 5 Supermarket
- 6 Train station

● Main shopping area;  
Queens Road and  
Clarendon Park Road  
shopping area includes:  
Bank, barbers, opticians,  
hairdresser, deli, pharmacy,  
bakery, Post office, café,  
green grocer, florist

### Key

- Shopping
- Amenity







Leicester Botanic Gardens

## Life in Leicester

Knighton is a popular suburb located approximately two miles south east of Leicester city centre, which has retained much of its village feel.

The city centre is less than 1½ miles from the development with its wide range of national and independent retailers and cultural attractions. Highcross shopping centre contains some of the biggest retailers under one roof including John Lewis. This is complimented with boutique shopping in St Martins Square close by and the 800 year old Leicester Market, the largest of its type in Europe. Those seeking cultural activities are also well served with museums, theatres and art galleries located centrally.

Wolsey Court is perfectly positioned for local shops and amenities and is less than a ¼ of a mile walking distance from Queens Road and Clarendon Road shopping area, which includes a Post Office, delicatessen, a mini supermarket and bank.

Leicester train station is located a mile from the development with a direct service into London St Pancras as well as other major midland cities. Homeowners will also benefit from Leicester's excellent bus service. The nearest bus stop is less than 100 metres from Wolsey Court, taking you straight into the heart of the city.



St Martins



Curve Theatre



Leicester Market

### Next steps...

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

# Development Overview

Site & Ground Floor



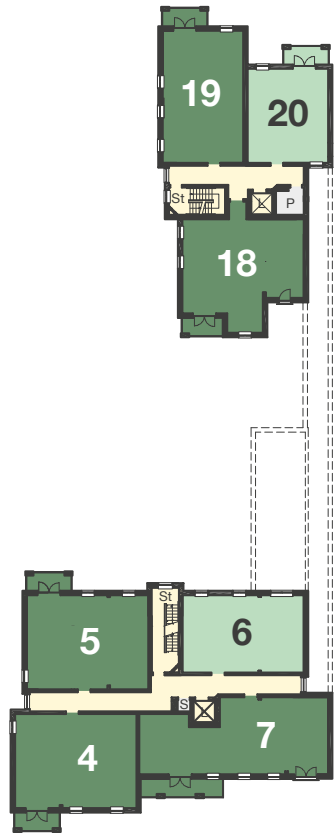
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- GS - Guest Suite
- HL - Homeowner's Lounge
- L - Lift
- MSCP - Mobility Scooter Charge Point
- O - Office
- P - Plant Room
- R - Refuse
- S - Store
- S-S - Sub-Station
- St - Stairs

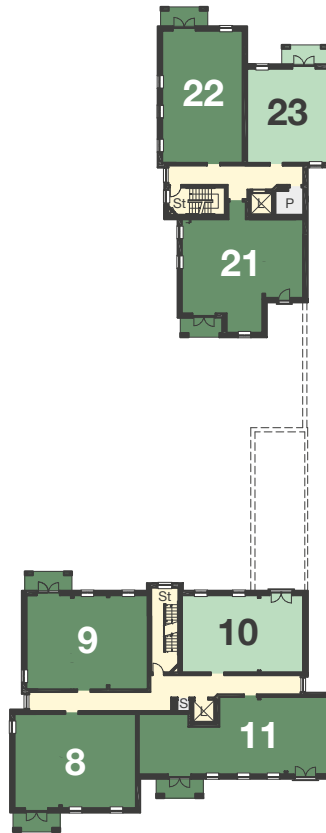




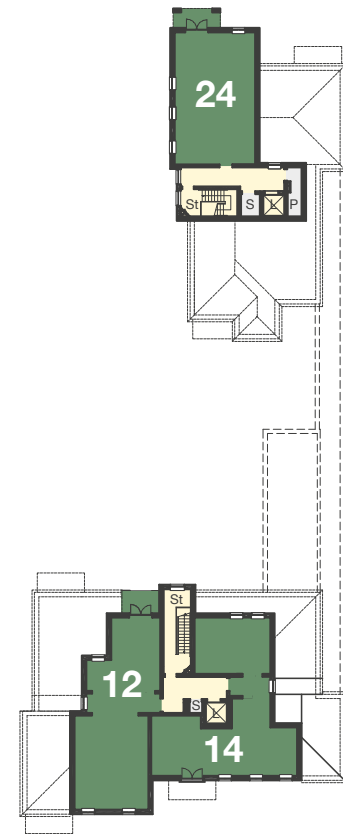
First Floor



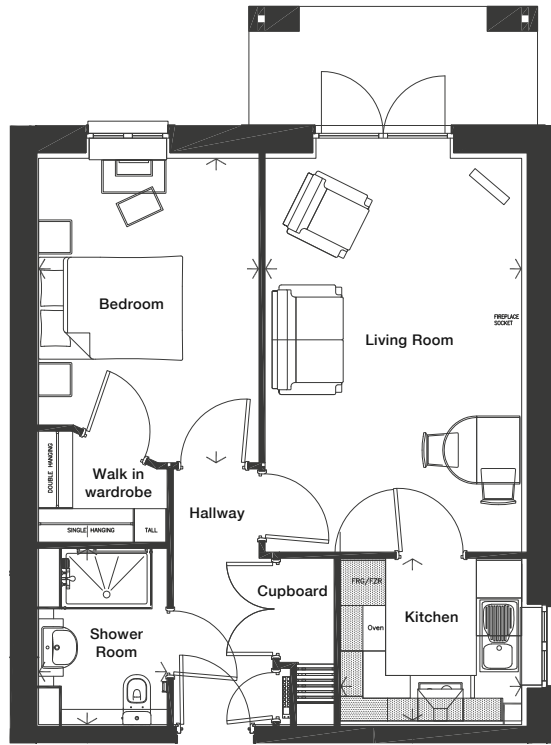
Second Floor



Third Floor

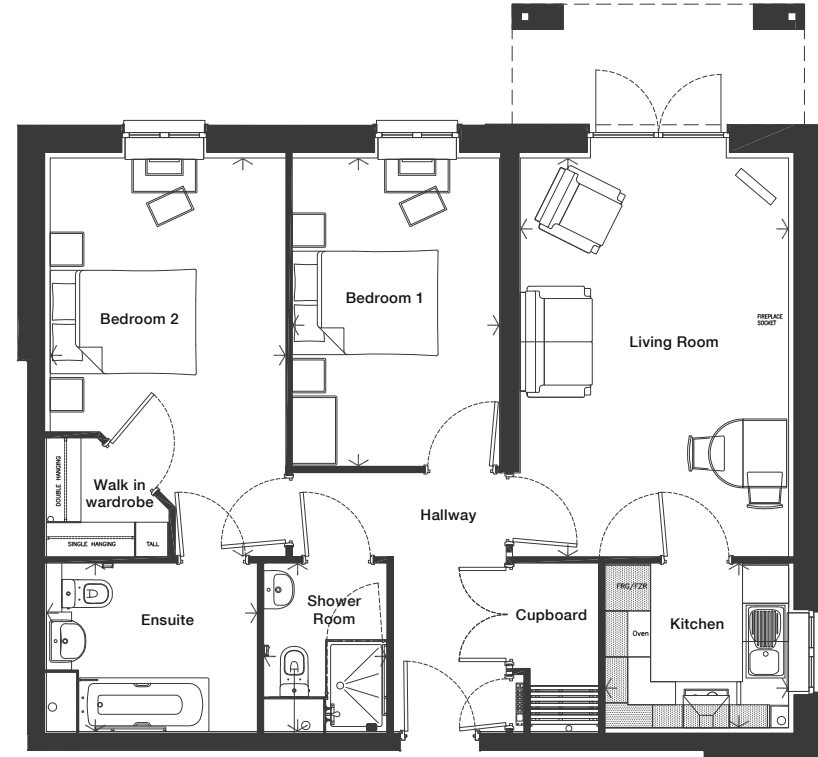


## Typical one bedroom apartment



Living Room (Max.)	17'1" x 11'2"	(5207mm x 3393mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom (Max.)	13'3" x 9'7"	(4033mm x 2914mm)
Shower Room (Max.)	7'8" x 5'7"	(2330mm x 1700mm)

## Typical two bedroom apartment



Living Room (Max.)	17'1" x 11'6"	(5207mm x 3502mm)
Kitchen (Max.)	7'10" x 7'1"	(2397mm x 2147mm)
Bedroom 1 (Max.)	17'1" x 10'1"	(5206mm x 3076mm)
Ensuite (Max.)	7'3" x 9'0"	(2200mm x 2753mm)
Bedroom 2 (Max.)	13'3" x 8'11"	(4026mm x 2708mm)
Shower Room (Max.)	7'3" x 5'3"	(2200mm x 1610mm)

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

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 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 Consultant before travelling to view.



# How to find Wolsey Court

Wolsey Court, Knighton Park Road, Leicester, LE2 1AP

Tel: 0800 919 132

## From the north

Travelling south on the A46 from Nottingham, at the Thurmaston roundabout take the 3rd exit onto the A607. After half a mile, at the traffic lights turn left onto the A453 sign posted 'Ring Road East'. At next roundabout take the 2nd exit onto the A563 sign posted 'Ring Road East'. At roundabout take the fourth exit onto the A6030 signposted 'Victoria Heights Industrial Estate'. At next set of traffic lights continue forward on the A6030 signposted 'General Hospital, Market Harborough'. In half a mile, at traffic lights turn left and continue through the next set of traffic lights following signs for the 'Ring Road South'. At Gartree roundabout take the second exit onto the A6030 sign posted 'M1, M69'. At traffic lights turn right onto the A6 and next left onto Knighton Park Road. Wolsey Court is situated on the left hand side.

## From the south

Travelling north on the M1 motorway, leave the motorway at junction 21 then at the roundabout take the 3rd exit onto the A5460 sign posted 'Fosse Park, Leicester'. After half a mile, branch left and at roundabout take the 1st exit onto the A563 sign posted 'Ring Road, Leicester South & East'. At Fosse Park junction, continue forward onto the A563, sign posted 'Outer Ring, Leicester South & East'. At Pork Pie roundabout take the 3rd exit onto the A563, sign posted 'Ring Road East'. After half a mile, at Windley Road roundabout take the 2nd exit onto the A563, sign posted 'Ring Road, Leicester East'. At next set of traffic lights continue forward onto the A563 sign posted 'Outer Ring, Leicester East'. At roundabout take the 1st exit onto the A6 sign posted 'Leicester'. After a quarter of a mile at traffic lights continue forward sign posted 'City Centre'. Take next left onto Knighton Park Road. Wolsey Court is situated on the left hand side.



To find out more, call us on **0800 919 132**  
or visit [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)

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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 8AQ or email us at: [comments@mccarthyandstone.co.uk](mailto: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 32200

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