

Artist impression



McCarthy & Stone

The UK's leading retirement housebuilder



Whyburn Court Hucknall
Retirement Living in the heart of the community

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

Artist impression



Welcome to Whyburn Court

We think you'll be amazed by our latest development in Hucknall. Set in an enviable location close to the town centre, Whyburn Court has all the amenities you could want close by. With a choice of 37 one and two bedroom apartments, you'll find the perfect apartment for you. 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. Socialise with your neighbours in the comfort of the homeowners' lounge, and soak up the sun in the landscaped gardens and patio area. 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 close
to the heart of
Hucknall



Local landmark

There's plenty on your doorstep in Hucknall

The perfect location for Retirement Living

Positioned to the south of the town near Leen Valley Country Park, Whyburn Court is well placed for Hucknall's range of green spaces, including the local golf club. Within a mile of the town centre, the development offers a convenient location close to a wide variety of shops, supermarkets, banks, opticians, pharmacies, bakeries, cafes, the public library and much more.

There is also a well-equipped local leisure centre, which offers both indoor and outdoor classes, and a range of facilities nearby.

Excellent local transport links including the ever-expanding tram network and bus routes close by provide quick and easy access to Nottingham city centre and its retail, cultural and lifestyle offerings as well as the wider Nottinghamshire region.

Close to Hucknall there are a huge range of attractions. You have the option to visit incredible green spaces from the Sherwood Forest Visitor Centre, at Portland Park Nature Reserve or at White Post Farm. Alternatively, enjoy some history at Longdale Craft Centre, or by visiting the impressive Rufford and Newstead Abbeys.

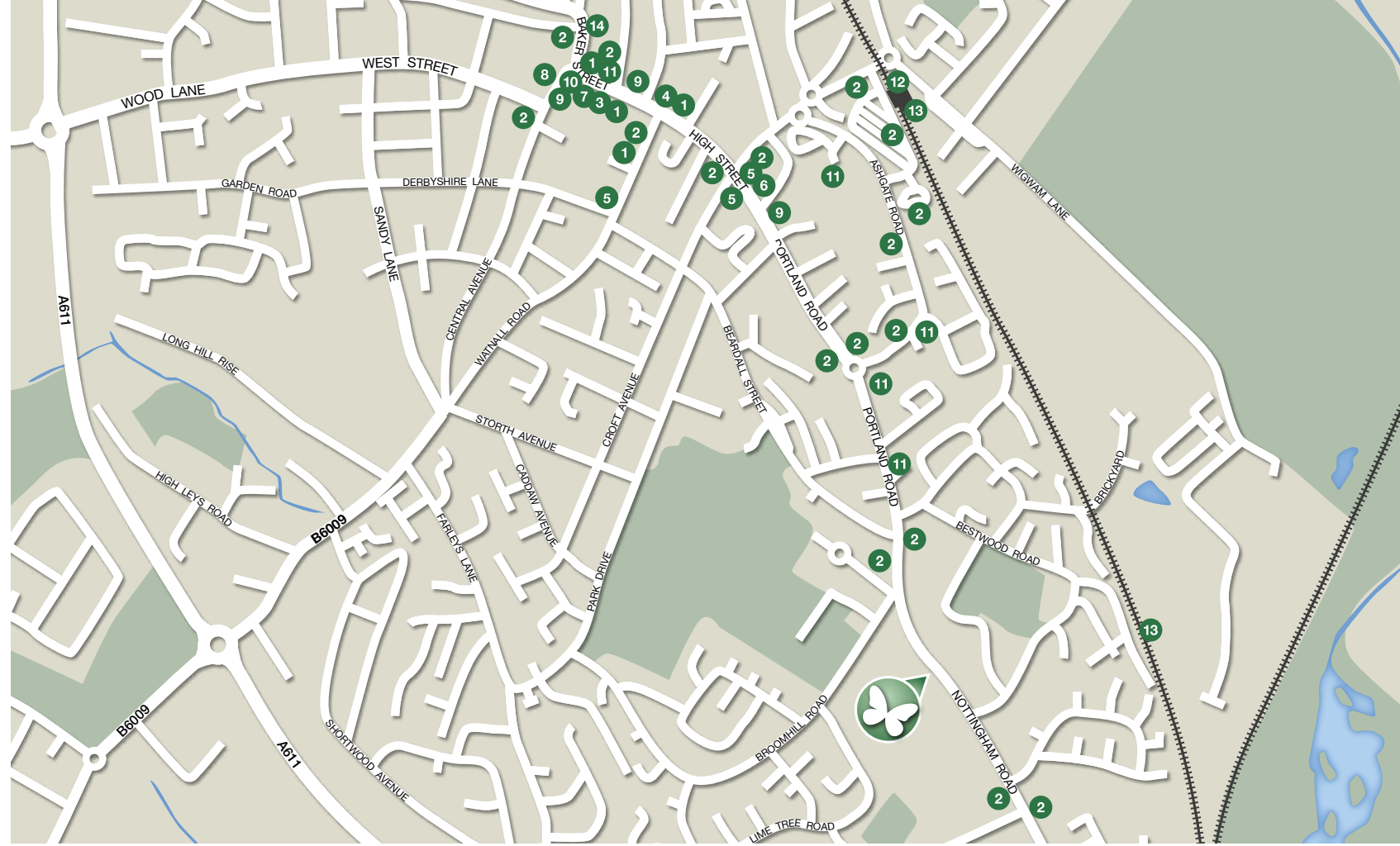


Public Library



Whyburn Court

- 1 Bank
- 2 Bus stop
- 3 Butcher
- 4 Café
- 5 Dentist
- 6 Doctors
- 7 Greengrocer
- 8 Library
- 9 Pharmacy
- 10 Post Office
- 11 Supermarket
- 12 Train station
- 13 Tram stop
- 14 Travel agent



Local Transport

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



Local Supermarket

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 ensure the smooth day-to-day running of the development.

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[‡].

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

”

[‡]Extra 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 juliet 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 splashbacks and worktops for a top quality look.

Our luxurious bathrooms are designed to offer both functionality and safety, all with shower and lever taps, which turn on and off effortlessly.

*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.

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, who will ensure the smooth running of the development
- 24 hour emergency call system should you need assistance day and night

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[◇]#
- Lift to all floors making it easy to get around
- Car parking available on-site[◇]#

[◇]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
- 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
- Walk in wardrobe in selected apartments so it's easy to keep everything organised and within reach
- Juliet Balcony or patio with selected apartments, letting you enjoy your own outside space

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

Bathroom

- Fitted bath with grab rails and shower over, which is fitted and tiled
- Heated towel rail

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



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.

Find out more

Register your interest and find out more about buying a McCarthy & Stone apartment

**Whyburn Court, Nottingham Road,
Hucknall NG15 7QE**

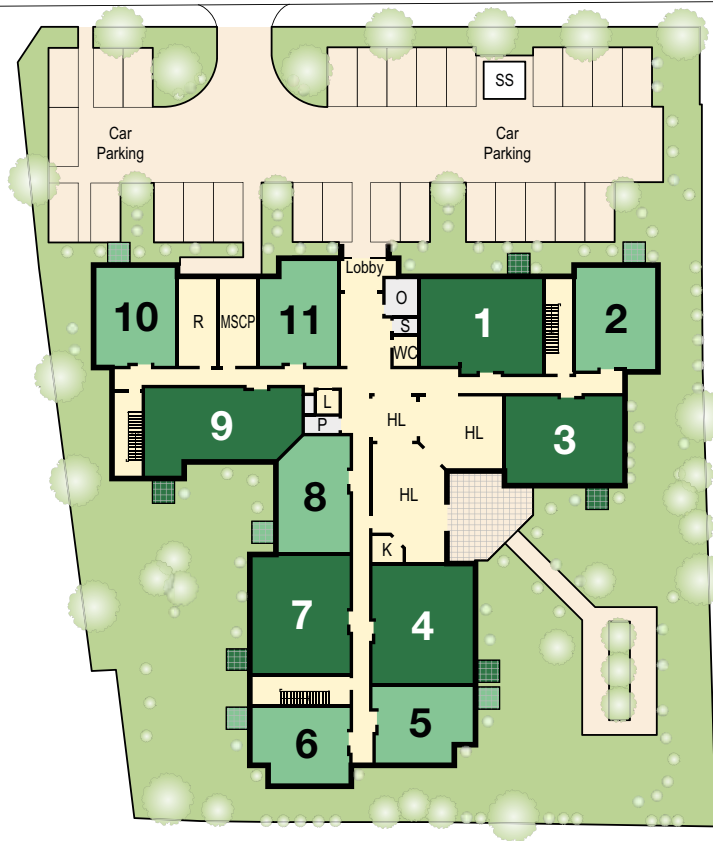
Tel: 0800 201 4106

mccarthyandstone.co.uk/whyburncourt

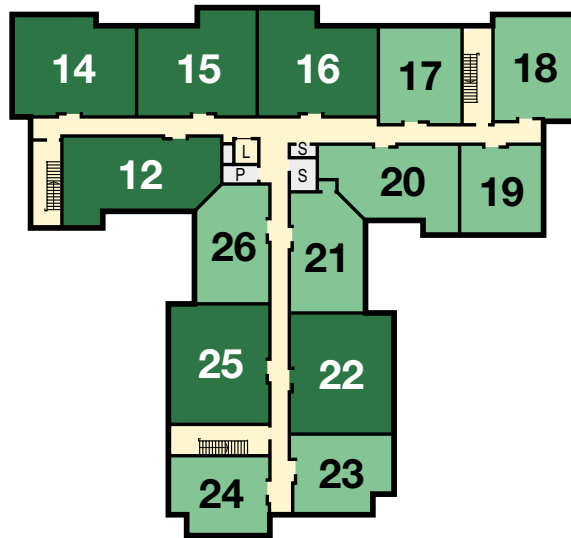
Site Outline & Ground Floor



NOTTINGHAM ROAD



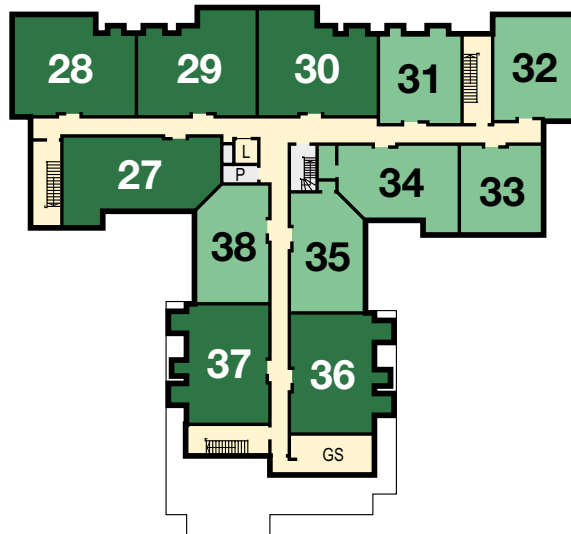
First Floor



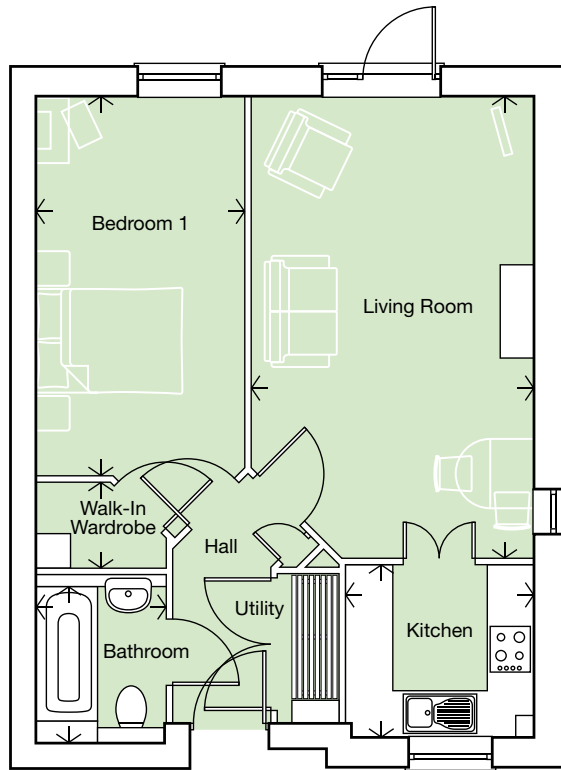
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- GS - GUEST SUITE
- HL - HOMEOWNERS' LOUNGE
- K - KITCHEN
- L - LIFT
- MSCP- MOBILITY SCOOTER CHARGING POINT
- O - OFFICE
- P - PLANT ROOM
- R - REFUSE
- S - STORE
- SS - SUB STATION
- WC - COMMUNAL TOILET

Second Floor

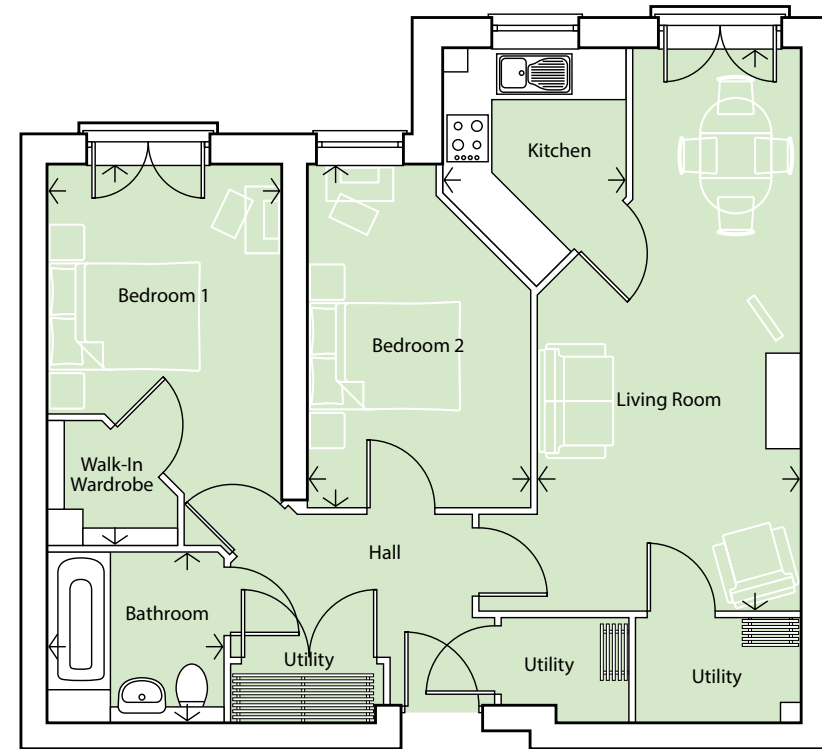


Typical one bedroom apartment



Living Room (Max.)	18'0" x 12'2"	(5875mm x 3600mm)
Kitchen (Max.)	9'7" x 7'5"	(2400mm x 2205mm)
Bathroom (Max.)	7'3" x 6'11"	(2145mm x 1665mm)
Bedroom 1 (Max.)	15'6" x 9'8"	(4825mm x 2660mm)

Typical two bedroom apartment



Living Room (Max.)	22'11" x 10'9"	(6986mm x 3283mm)
Kitchen (Max.)	9'8" x 7'5"	(2960mm x 2276mm)
Bathroom (Max.)	6'11" x 7'2"	(2117mm x 2197mm)
Bedroom 1 (Max.)	15'5" x 9'6"	(4719mm x 2913mm)
Bedroom 2 (Max.)	13'11" x 9'0"	(4249mm x 2766mm)

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.



McCarthy & Stone

The UK's leading retirement housebuilder

A unique development of 37 one and two bedroom apartments close to the heart of Hucknall. Enjoy a fulfilling, independent retirement with McCarthy & Stone.



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



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