

Lawn Court

Longsight Lane, Harwood, Greater Manchester, BL2 3GF



McCarthy & Stone

The UK's leading retirement housebuilder



Artist Impression

**Enjoy the freedom to do the things you
want with Retirement Living in Harwood**



Your dream
apartment built
by an award
winning
developer



Welcome to Lawn Court

We think you'll be amazed by our latest development at Lawn Court. Our exclusive development of 28 one and two bedroom apartments is set in a suburban location situated in between Bury and Bolton and has all the amenities you would 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 60's, 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



Award winning customer satisfaction

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!



A vibrant
community in the
heart of Harwood



St Maxentius Church

Retirement Living in Harwood

The perfect location for Retirement Living

Harwood is a lively community to the North/North East of Bolton, bordering Bury and the West Pennine Moors. Once part of the historic County of Lancashire, today Harwood is mostly residential with a good range of local amenities. The site is a short bus ride away from Bolton town centre and there is a Ring & Ride service provided by Greater Manchester Transport which provides a door-to-door minibus service.

Open countryside of the West Pennine Moors and close by Longsight Park provide opportunities to enjoy the outdoors.

A fantastically kept bowling green is also in the vicinity - offering the chance to enjoy a traditional sport in beautiful surroundings.



Seven Acres Park



Harwood High Street

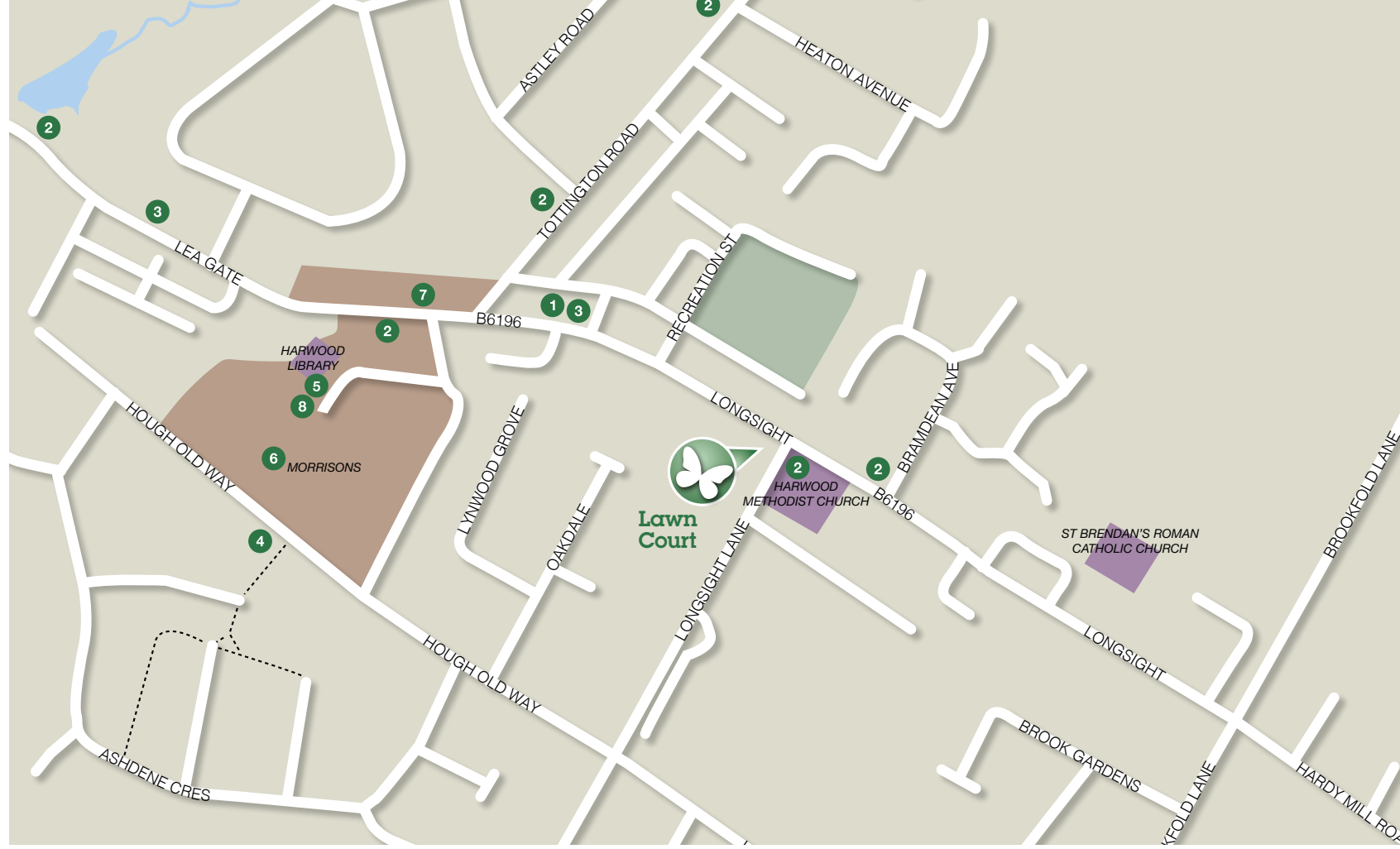


Lawn Court

- 1 Chiropodist
- 2 Bus stop
- 3 Dentist
- 4 Doctors
- 5 Library
- 6 Supermarket
- 7 Post Office
- 8 Banks

Key

- Shopping
- Amenity
- Landmark
- Walkway



Jumbles Country Park

Keeping you
close to the things
that really matter



Harwood Golf Club

5

Our developments help 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.



Enjoy more time to socialise with the people you care about





Bradshaw Brook

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.

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, splash-backs 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.

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 panel/storage heating throughout, your apartment is designed to be 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 camera entry system, 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

*Subject to Sky Subscription



**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, make new friends or watch television
- Landscaped gardens with seated patio area
- 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 for permit holders[#]
- Mobility Scooter Store[#]

[◇]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 help your bills stay low
- Walk in wardrobe in selected apartments so it's easy to keep everything organised and within reach
- French balconies or patios for selected apartments
- 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 to all apartments

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

Shower/Bathrooms

- Shower, which is fitted and tiled
- High quality fittings including mirror, electric shaver socket and heated towel rail

Heating and finishes

- Panel/Storage 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

- Camera entry system
- Mains connected 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

*Subject to Sky Subscription. Specification is for guidance only, some items may vary. Please check with Sales Executive for further details



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 Lawn Court, call us on 0800 201 4106 or visit mccarthyandstone.co.uk/lawncourt

Take a look for yourself

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

**Lawn Court, Longsight Lane,
Harwood, BL2 3GF**

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

Site & Ground Floor



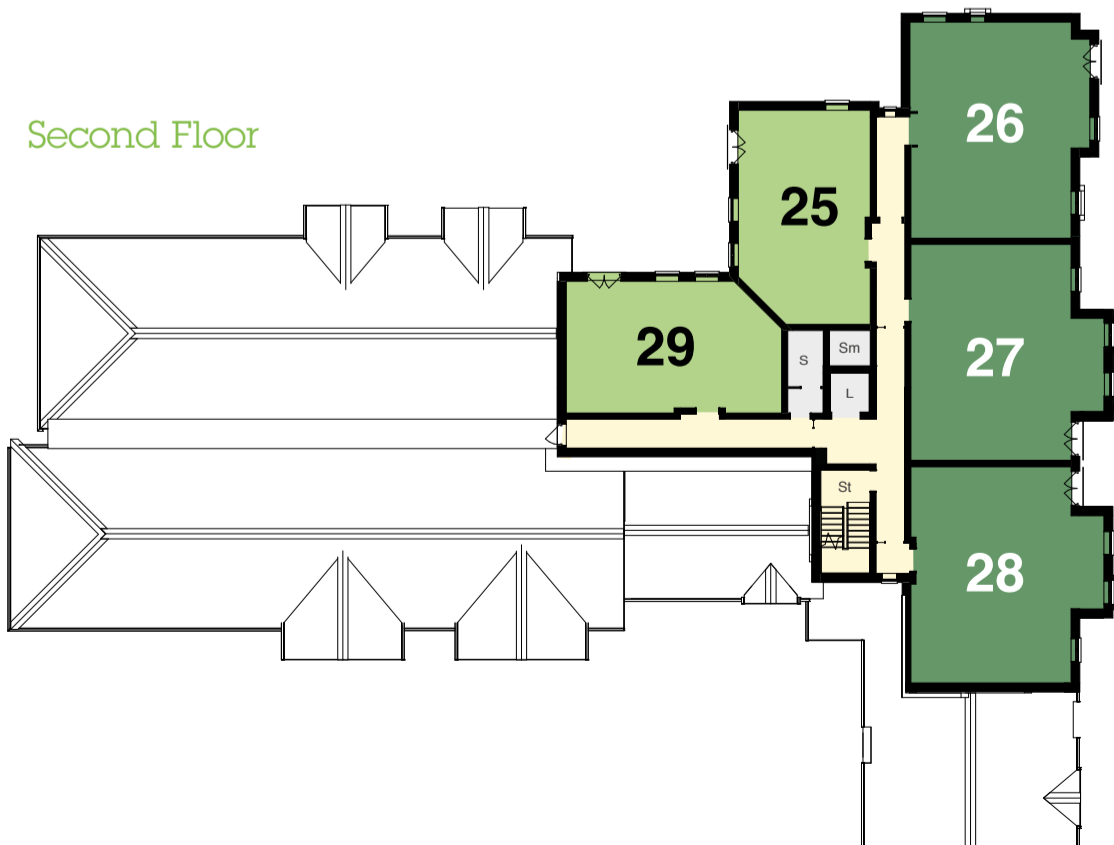
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- Ent - Entrance
- L - Lift
- MSS - Mobility Scooter Store
- S - Store
- Sm - Smoke Shaft
- SS - Sub-Station
- St - Stairs
- WC - Restroom

First Floor



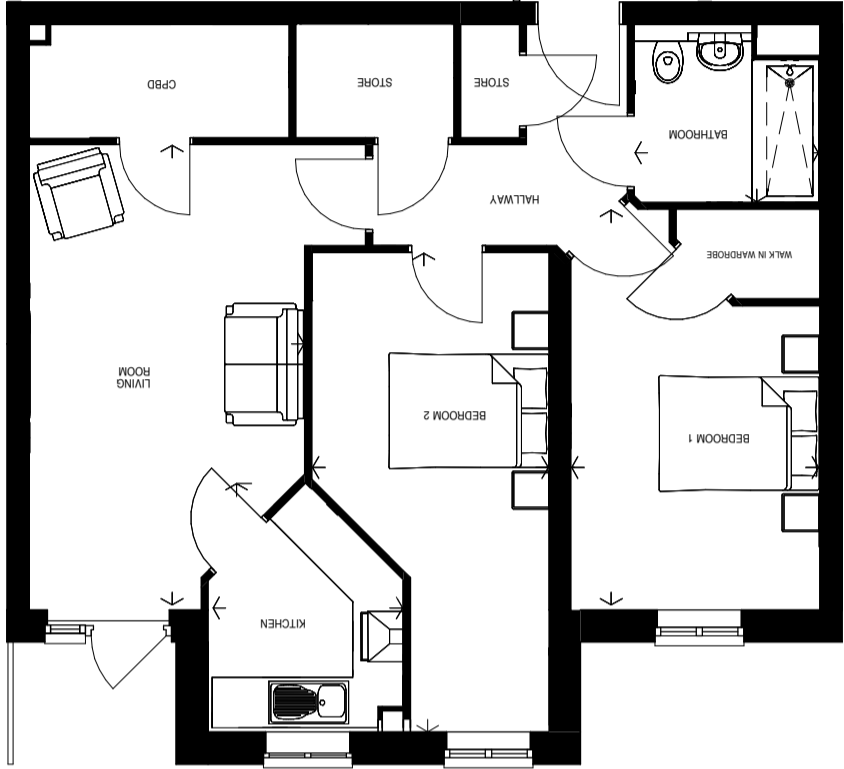
Second Floor



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 specifications 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.

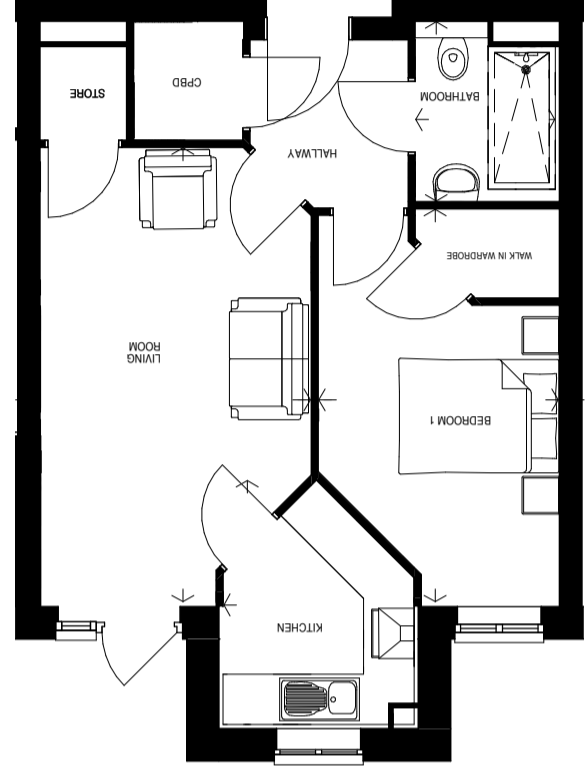
See individual apartment plans for specific details. Arrows denote measurement points.

Living Room (Max.) 18'2" x 10'9" (5537mm x 3281mm)
 Kitchen (Max.) 9'9" x 7'7" (2962mm x 2323mm)
 Bedroom 1 (Max.) 15'8" x 9'9" (4767mm x 2963mm)
 Bedroom 2 (Max.) 11'4" x 9'1" (5706mm x 2767mm)
 Bathroom (Max.) 18'9" x 9'3" (2200mm x 2824mm)



Typical two bedroom apartment

Living Room (Max.) 17'11" x 10'5" (5466mm x 3220mm)
 Kitchen (Max.) 9'9" x 7'9" (2962mm x 2373mm)
 Bedroom 1 (Max.) 15'6" x 9'5" (4737mm x 2874mm)
 Bathroom (Max.) 7'1" x 5'8" (2150mm x 1720mm)



Typical one bedroom apartment




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Development Overview

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**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/lawncourt**



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

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