

Artist Impression



## Cosgrove Hall Court

Retirement apartments in the heart of Chorlton-cum-Hardy



 **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. Apartments benefit from underfloor heating and a selection boast a Juliet balcony or patio. The roof terrace offers an additional outdoor seating area for all homeowners to use.

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. 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 quality of your new home extends to the energy efficiency, with underfloor heating keeping your apartment at a consistent temperature and features like double glazing and insulation which gives you some respite from rising energy bills.



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 consultant for more details.

The development also features a fully equipped laundry, a mobility scooter store and charging room and private 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









Walk in wardrobe



Lever taps



## Apartment features at Cosgrove Hall Court

### General

- Juliet balcony to selected apartments
- Double glazing
- Walk-in wardrobe or fitted wardrobe to main bedroom
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room

### Kitchen

- Fitted kitchen with full height integrated fridge, freezer, ceramic hob, and single oven
- Cooker hood
- Stainless steel sink with mono block lever taps
- Under pelmet lighting

### Shower room

- Fitted and part tiled bathroom with level access shower
- En-suite shower room to selected apartments
- Easy grip mono block lever taps

- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor fan

### Heating and finishes

- Underfloor heating
- Walls painted in neutral colour emulsion
- Oak veneered doors with chrome door furniture
- Integrated mechanical ventilation system

### 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
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector





## Development features

- Homeowner's Lounge
- House Manager
- Guest suite<sup>^</sup>
- Laundry room
- Lift to all floors
- Landscaped garden
- Mobility scooter Store with charging points<sup>#</sup>
- 24-hour emergency call system in communal areas
- Security entry system
- Fire detection equipment
- Car parking available on site to resident permit holders<sup>^#</sup>  
(Please ask the Sales Consultant for more details).
- Roof terrace with out door seating



Guest suite



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

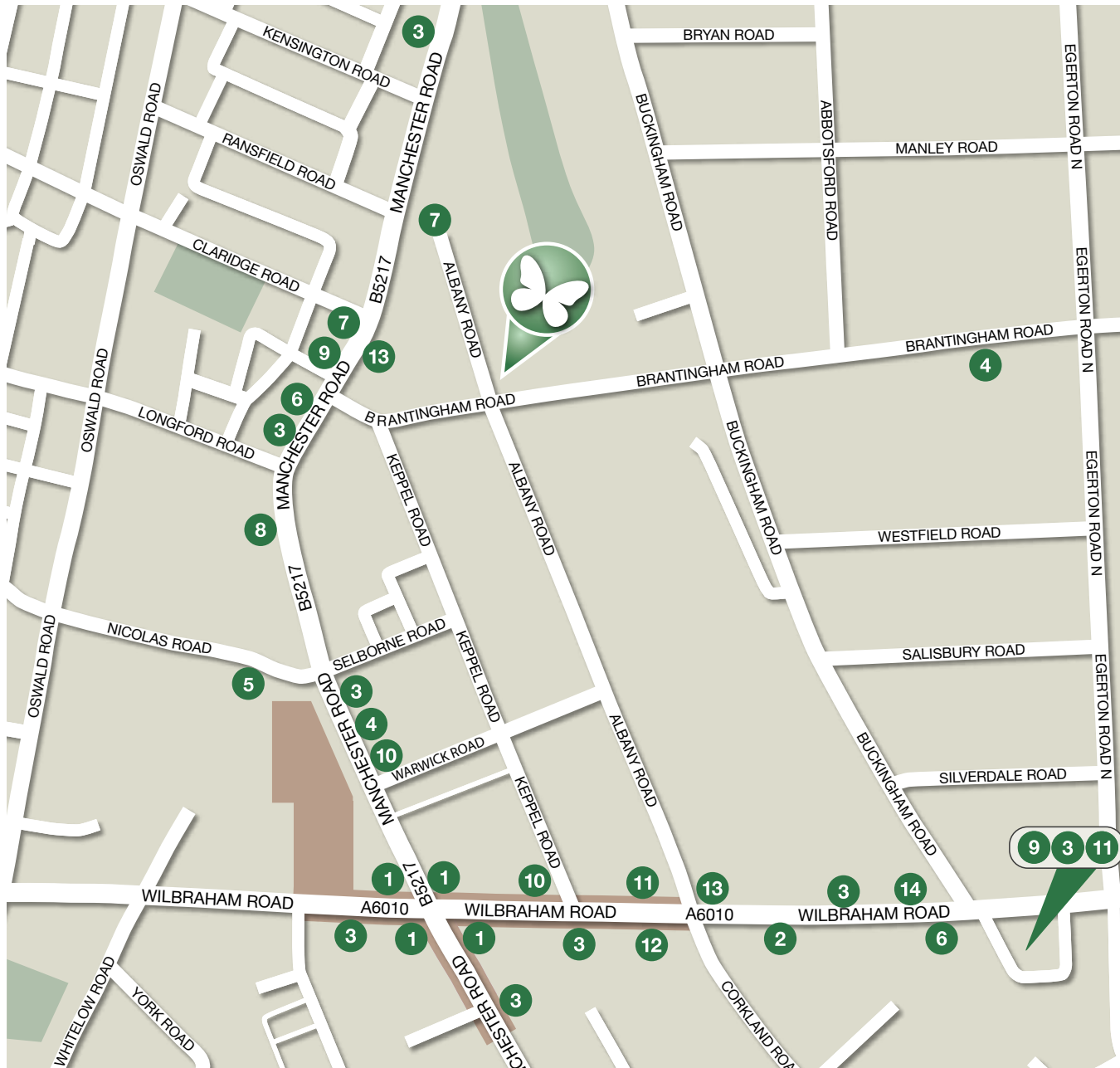


## Cosgrove Hall Court

- 1 Bank
- 2 Barber
- 3 Bus Stop
- 4 Dentist
- 5 Doctor
- 6 Hairdresser
- 7 Grocers
- 8 Library
- 9 Newsagent
- 10 Opticians
- 11 Pharmacy
- 12 Post Office
- 13 Supermarket
- 14 Tram Stop

### Key

-  Shopping
-  Amenity







Chorlton Meadows

## Life in Chorlton-cum-Hardy

Cosgrove Hall Court is built on the site of the former studios of Cosgrove Hall Films who made the classic children's programs Danger Mouse and Chorlton & The Wheelies amongst many other popular cartoons.

The town also boasts nature walks along the River Mersey and around Chorlton Water Park which provides a scenic escape from the hustle and bustle of suburban life.

The development is close to the centre of the village which offers a variety of unique boutiques and well known supermarkets, together with alfresco dining at many of its relaxed cafe bars and restaurants. For shopping close to the development, the Unicorn cooperative grocery is located at the north end of Albany Road and just across the road on Manchester Road you will find artisan bakers, cafes, bars, grocers and flower shops.

Manchester City Centre is less than 4 miles away and is connected by a tram line with a station on Wilbraham Road. Regular bus services also provide links to local and regional locations.



The Horse and Jockey Inn



Chorlton Water Park



Chorlton Library

### Next steps...

**To register your interest or to find out the latest on Cosgrove Hall Court call us on 0161 881 1679.**

# Development Overview

Site & Ground Floor



First Floor



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

- C - Cloakroom
- Ent - Entrance
- GS - Guest Suite
- K - Kitchen
- L - Lift
- MSS - Mobility Scooter Store
- Of - Office
- S - Store
- S-S - Sub Station
- St - Stairs
- U - Utility Room

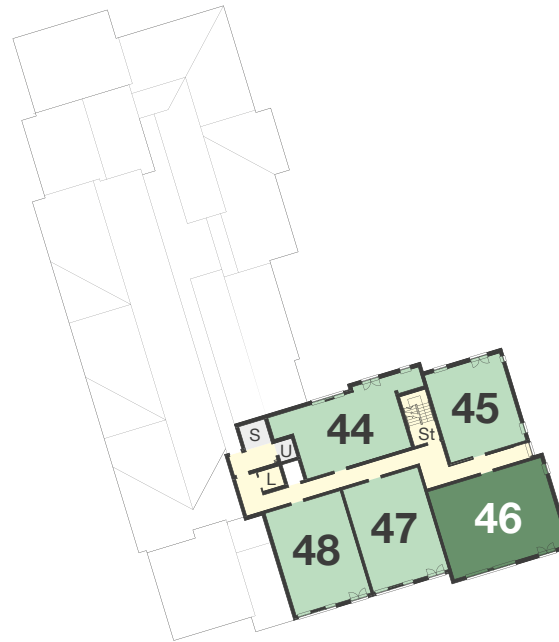
Secure gated access to car park



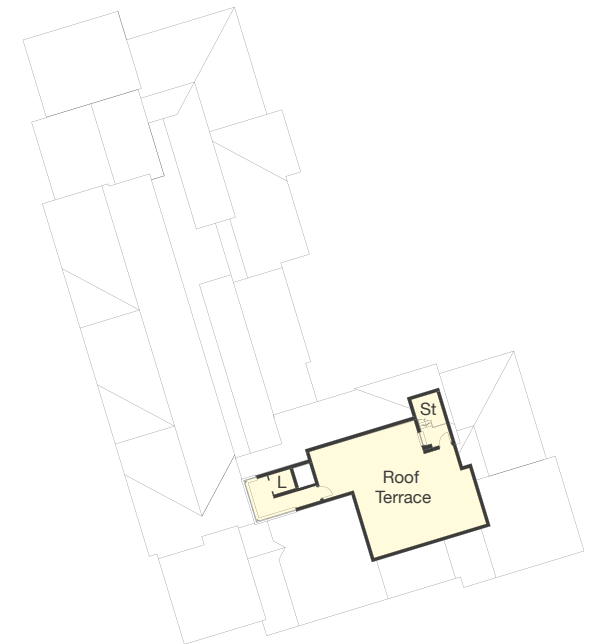
Second Floor



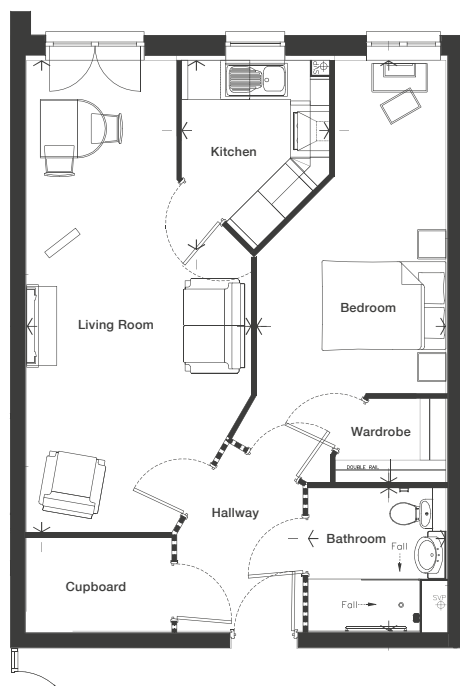
Third Floor



Fourth Floor

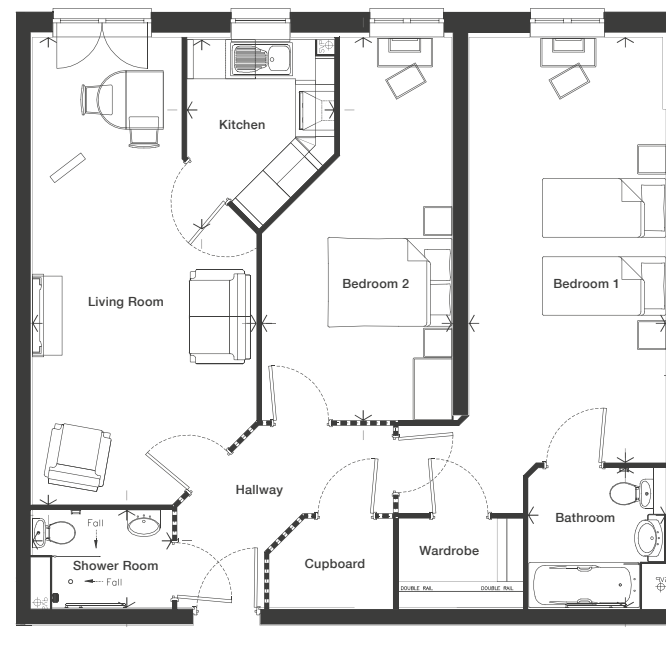


## Typical one bedroom apartment



Living Room (Max.)	23'10" x 11'4"	(7255mm x 3449mm)
Kitchen (Max.)	9'7" x 7'5"	(2912mm x 2273mm)
Bedroom (Max.)	21'4" x 9'7"	(6494mm x 2914mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

## Typical two bedroom apartment



Living Room (Max.)	23'7" x 11'4"	(7192mm x 3449mm)
Kitchen (Max.)	9'7" x 7'5"	(2913mm x 2273mm)
Bedroom 1 (Max.)	21'6" x 9'11"	(6543mm x 3029mm)
Bedroom 2 (Max.)	19'4" x 9'7"	(5893mm x 2925mm)
Bathroom (Max.)	7'1" x 6'11"	(2150mm x 2120mm)
Shower Room (Max.)	7'1" x 4'11"	(2150mm x 1500mm)

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 Cosgrove Hall Court

Cosgrove Hall Court, 8 Albany Road, Chorlton-cum-Hardy M21 0BA

Tel: 0161 881 1679

## From the M60

Leave the M60 at junction 7 and along the slip road keep in the right hand Lane. At the traffic lights turn right onto Chester Road (A56) and keep straight ahead passing the Stretford shopping centre and the at the traffic lights turn right into Edge Lane (A5145) Continue along and the take the A6010 Wilbraham Road, staying on this road until the traffic lights with Morrisons Supermarket then turn left into Albany Road. Cross the junction with Brantingham Road and Cosgrove Hall Court is located on your right 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 Consultant before travelling to view. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, Unit 3 Edward Court, Altrincham Business Park, Altrincham, Cheshire WA14 5GL • Tel: 0161 941 6255

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