

Later Living



# Brook Court

  
McCarthy & Stone  
Later Life. Greater Life

Relax...





# ...in a place you can truly call home.

McCarthy & Stone developments are built to the highest specification, with award-winning attention to detail throughout every apartment.

For over thirty years, we've built retirement developments designed to help you enjoy later life. Each fixture, fitting and feature in every room has been chosen with your needs in mind – and we don't compromise on quality. After all, your home has to be perfect and we wouldn't want it any other way.

Our developments have at least one lift so being on the first floor or higher need not be a concern. We also provide guest accommodation so you can have friends and family stay over – without going to any extra effort.

Security is also important. When you're relaxing at home, or away for the weekend, you want to know that everything is safe and secure. 24-hour CCTV and a secure entry system ensures complete peace of mind.

Beyond your own front door there's a friendly community to welcome you.

A House Manager is on hand to manage the day-to-day running of the development and attend to any queries you may have. There are also communal areas, including the residents' lounge for socialising and our developments are close to local shops and amenities.

We want you to start enjoying your hassle-free life as soon as possible and have a range of services that could help you move to your new apartment. Please ask for more information.

# Your local community

## A bustling 'new town' with lots of character

Bradley Stoke is a large development first planned in the 1970s comprising 1,000 acres of former farmland situated north east of Bristol. The M5 to the north and the M4 to the east form the two main boundaries of Bradley Stoke, which also borders Stoke Gifford to the south and Little Stoke and Patchway to the west.

In 1984 the name 'Bradley Stoke' was chosen, deriving from Bradley Brook and Stoke Brook, which flow through the area.

A number of attractive natural features such as Savage's Wood, Webb's Wood and Sherbourne's Brake have been incorporated into the town and form the Three Brooks local nature reserve. This is a tranquil area in the middle of the bustling community of Bradley Stoke and is made up of the three previously named bluebell woodlands.

## Everything close at hand

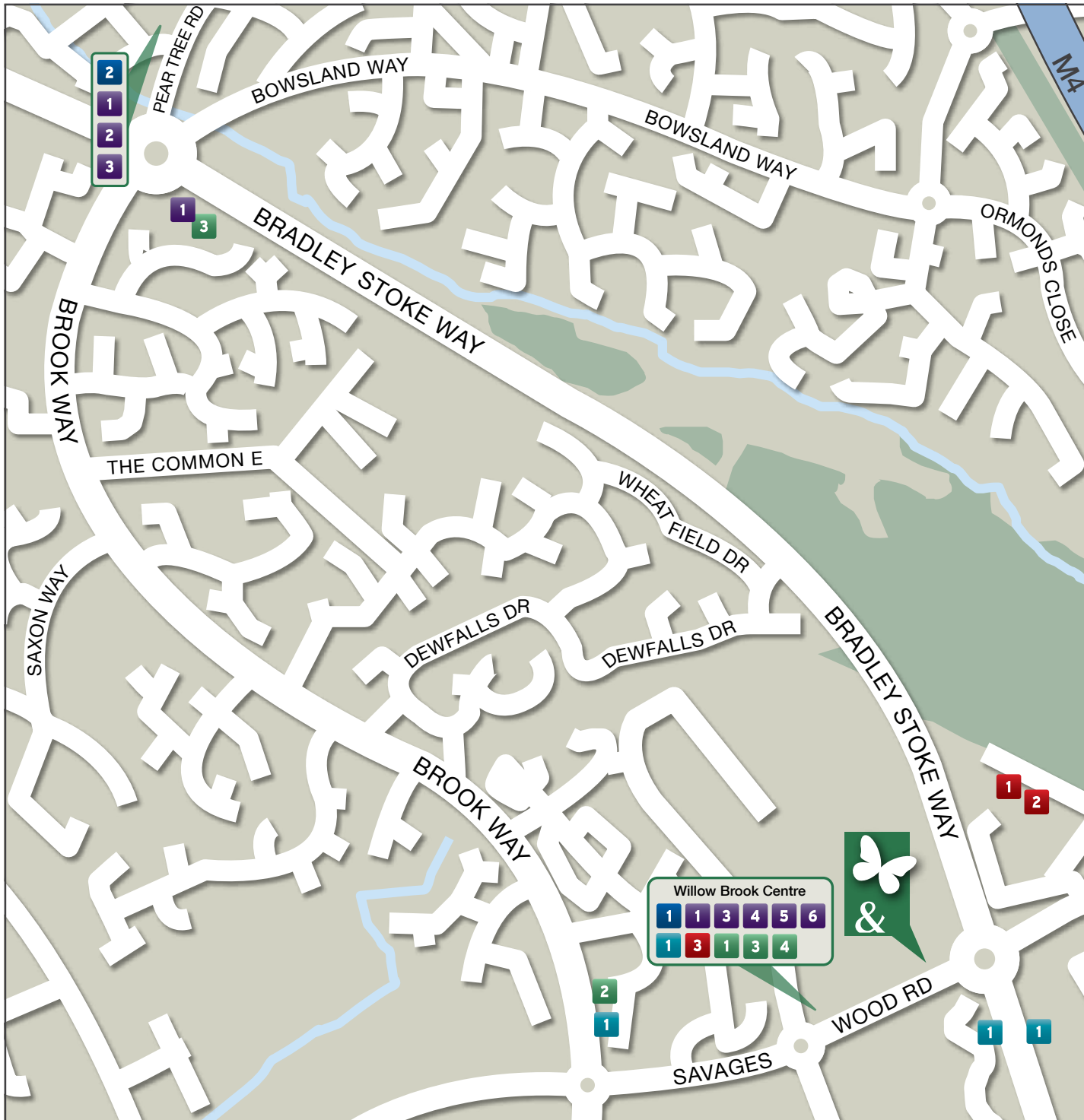
The new town centre has formed around the Willow Brook Centre which is located less than 165 metres/181 yards from Brook Court. The shopping centre has an array of shops and services which include a large supermarket, pharmacy, opticians, gymnasium, coffee shops and restaurants. The town also offers a leisure centre, library, cricket and golf club and an annual community festival.

Bradley Stoke benefits from excellent transport links with regular buses departing from the Willow Brook Centre and Bradley Stoke Way. Services from Bradley Stoke include Bristol City Centre, Cribbs Causeway, Thornbury and Chipping Sodbury. Bradley Stoke has excellent road links with its convenient location to the M4, M5 and M32 motorways.

The closest mainline railway station to Bradley Stoke is Bristol Parkway, which is located approximately 2 miles from Brook Court. The station is managed by First Great Western who provide services to a number of destinations including London Paddington, Bath, Cardiff, Leeds and Plymouth.



1. Bristol Harbour 2. Three Brooks Nature Reserve 3. Willow Brook Centre 4. Clifton Suspension Bridge



## Brook & Court

### Services

- 1 Bank
- 2 Post Office

### Shops

- 1 Supermarket
- 2 Café
- 3 Hairdresser
- 4 Coffee Shop
- 5 Shoe Shop
- 6 Pet Shop

### Leisure

- 1 Leisure Centre
- 2 Library
- 3 Gym

### Transport Links

- 1 Bus Stop

### Medical

- 1 Dentist
- 2 Doctor
- 3 Pharmacy
- 4 Opticians

## Development Features

- Residents' lounge
- Guest suite
- House Manager
- 2 Lifts
- Landscaped gardens
- Laundry room
- Mobility scooter charging points
- Car parking available on site to resident permit holders (ask sales consultant for more details)
- 24-hour emergency call system in communal areas
- Security entry system
- Fire detection equipment

## Apartment Features

### General

- Balconies to selected apartments
- French balconies to selected apartments
- Walk-in wardrobe
- Triple glazing
- Telephone and television point in living room and main bedroom
- Provision for SKY+ in living room of each apartment (set up and subscription charges will apply)

### Heating and finishes

- Underfloor heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

### Bathroom/shower room

- Fitted and tiled accessible shower room
- En-suite fitted and tiled accessible bathroom in selected apartments
- Additional fitted and tiled shower room in selected apartments
- Easy grip lever taps
- Ceramic floor tiles

- Fitted mirror
- Electric shaver socket
- Heated towel rail

### Kitchen

- Fitted kitchen with fridge, freezer and ceramic hob
- Single oven
- Cooker hood/extractor fan
- Stainless steel sink with lever taps
- Ceramic floor tiles
- Under pelmet lighting

### Safety & Security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided via a personal pendant alarm and with call point in bathroom
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom



Step  
inside...

...you'll be in  
good company.

Further  
information

Brook Court

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[www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)

Artist impression (Front cover) - Gardens indicate several years growth. Development may be subject to variations in appearance.

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.

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.



# Later Living

Site & Ground Floor



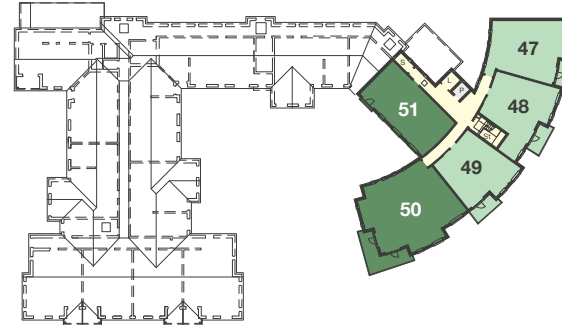
First Floor



Second Floor



Third Floor



# Brook Court

Please note: these are plot numbers. Postal addresses may differ. Please ask the Sales Consultant for details.

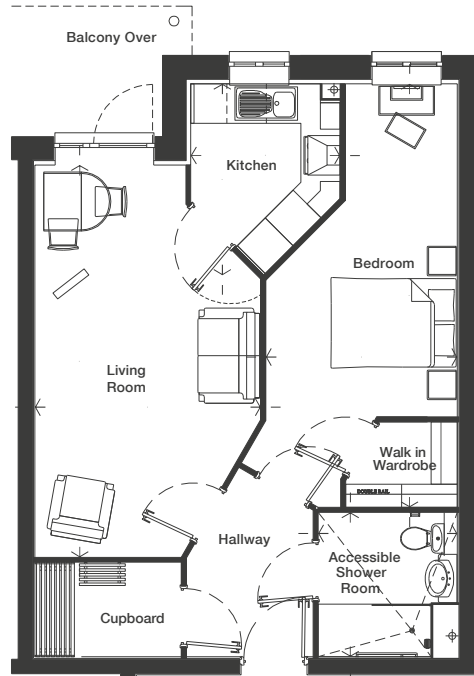
  
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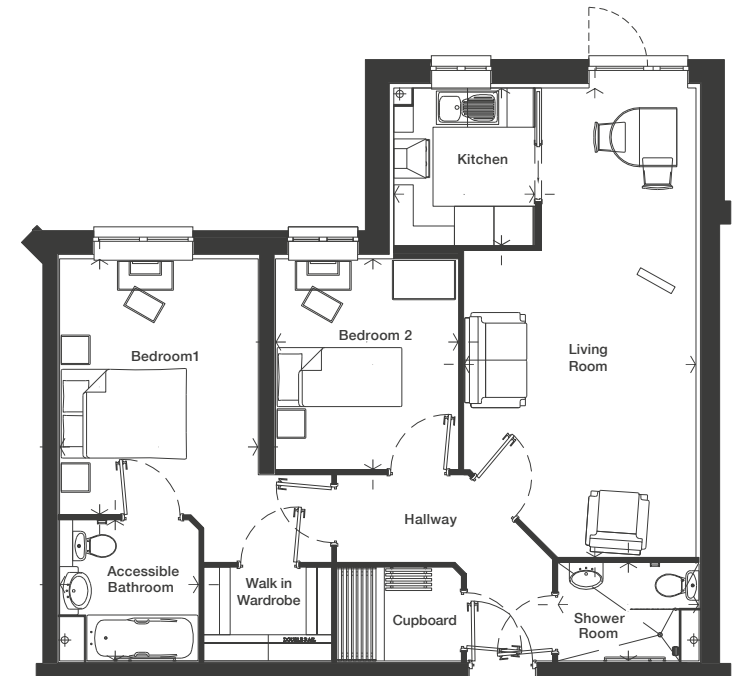
## Later Living

### Typical one bedroom apartment



Living Room (Max.)	19'7" x 11'3"	(5970mm x 3439mm)
Kitchen (Max.)	9'7" x 7'5"	(2913mm x 2273mm)
Bedroom (Max.)	21'2" x 9'7"	(6446mm x 2911mm)
Shower Room (Max.)	6'11" x 7'3"	(2120mm x 2200mm)

### Typical two bedroom apartment



Living Room (Max.)	23'5" x 11'7"	(7146mm x 3536mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2159mm)
Bedroom 1 (Max.)	15'2" x 13'7"	(4617mm x 4140mm)
Bathroom (Max.)	7'1" x 6'11"	(2150mm x 2120mm)
Bedroom 2 (Max.)	10'6" x 9'2"	(3210mm x 2788mm)
Shower Room (Max.)	7'1" x 4'11"	(2150mm x 1500mm)

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