



## Singer Court

Retirement apartments in the heart of Paignton



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. Singer Court is a contemporary development of 34 one and 20 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having underfloor heating and a walk in wardrobe, as well as the convenience of being close to all the local amenities. There is also a communal roof top terrace where you can enjoy panoramic sea views across to Torquay and Brixham.

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 homeowners' 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. With wrap around balconies, Singer Court has been designed to make the most of the natural light and ensure the homeowners benefit from outside space.

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 triple glazing and insulation, giving you some respite from soaring energy costs.



Sometimes it's the little extras that make all the difference. Like having en-suite guest accommodation with TV and tea and coffee making facilities available at a modest charge<sup>^</sup> for your friends and family to stay in, and 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 room, a mobility scooter store and charging room and private car parking on site\*. The homeowners' lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



<sup>^</sup>Typically £25 per night. \*Subject to availability. Parking permit required.



<sup>1</sup>Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.





## 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.

# 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 room, homeowners' 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





Peace of mind is provided by your House Manager





## Apartment features at Singer Court

### General

- Triple glazing
- Walk-out balconies to selected apartments
- Wrap around balconies to selected apartments
- Walk-in wardrobes
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

### 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 level access shower
- En-suite shower room in selected 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
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment.





## Development features

- Homeowners' lounge
- House Manager
- Guest suite
- Laundry room
- Lifts to all floors
- Landscaped garden
- Roof top terrace with panoramic sea views
- Mobility scooter store
- Car parking available on site to resident permit holders  
(Please ask the sales consultant for more details).



Typical guest suite

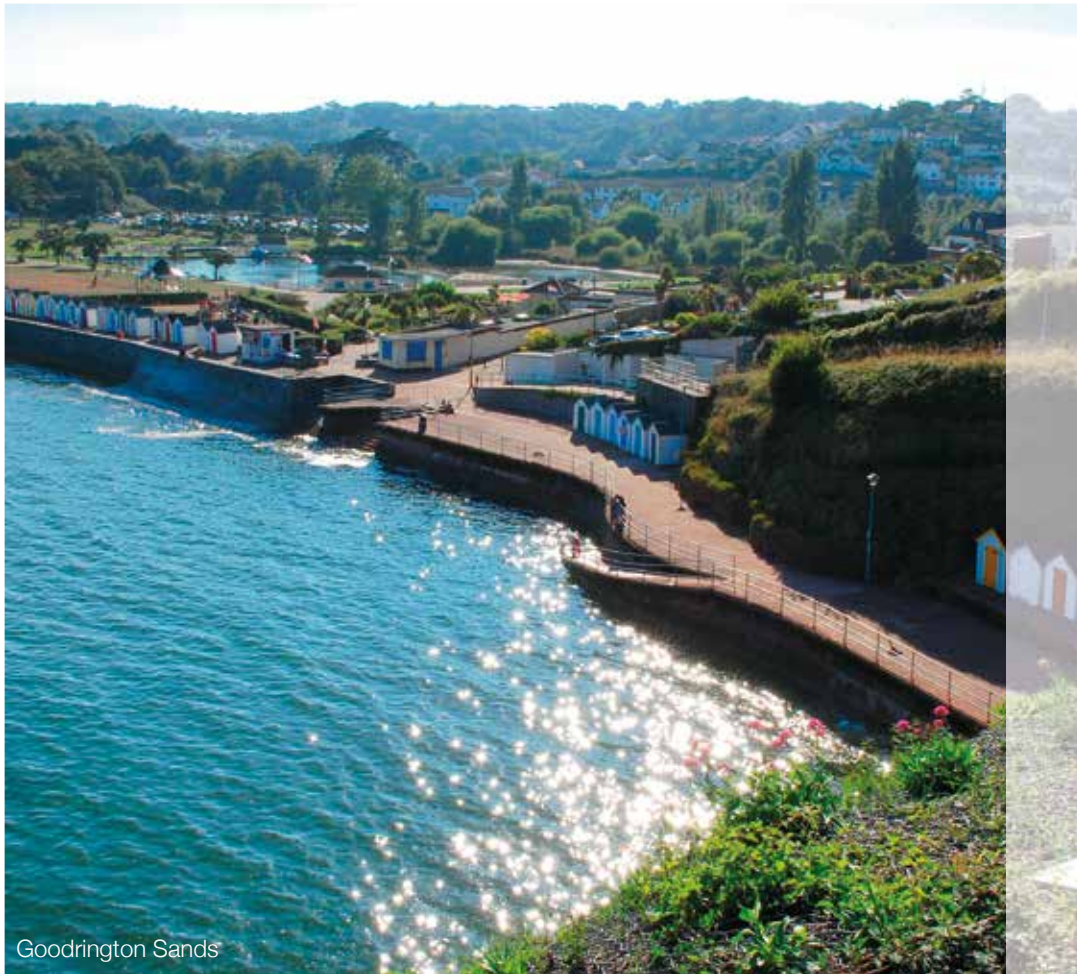


Singer  
& Court

- 1 Bakery
- 2 Bank
- 3 Beauty Salon
- 4 Bus Stop
- 5 Dentist
- 6 Florist
- 7 Greengrocer
- 8 Hairdresser
- 9 Local Store/  
Supermarket
- 10 Newsagent
- 11 Pharmacy
- 12 Post Office







Goodrington Sands

# Life in Paignton

Tucked midway between Torquay and Brixham on the English Riviera, Paignton is known for its beautiful award-winning sandy beaches, first class attractions and pretty harbour. The town's seafront is home to the iconic Victorian pier and the expanse of green parkland bordering the sea. Paignton offers a comprehensive selection of shops and amusements all within level walking distance of the town centre, harbour and the beach.

During the summer months Paignton Green hosts a number of festivals, fairs, regattas and family days. There are also lots of other activities available in the area including the steam train from Paignton to Kingswear, Paignton Zoo and nearby Goodrington with its wonderful Blue Flag beach and colourful beach huts.

Paignton, and neighbouring Torquay, are steeped in local history. The Torbay Picture House (now closed) is believed to have been Europe's oldest purpose-built cinema and was built in 1907.

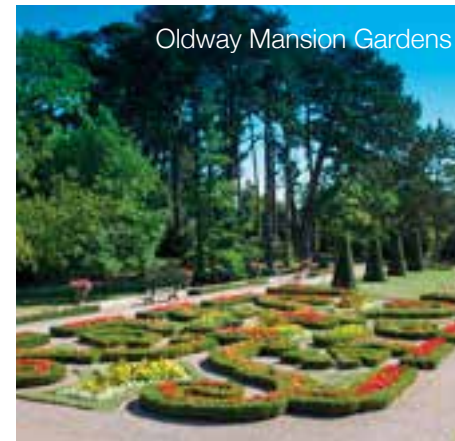
Paignton is well served by transport links with a railway station and good bus services to other Devon towns and areas such as Teignmouth, Newton Abbot, Totnes, Higher Gabwell and Dartmouth.



Hesketh Crescent, Torquay



Torquay Harbour



Oldway Mansion Gardens

## Next steps...

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

# Development Overview

Development Overview



Lower Ground Floor



Ground Floor

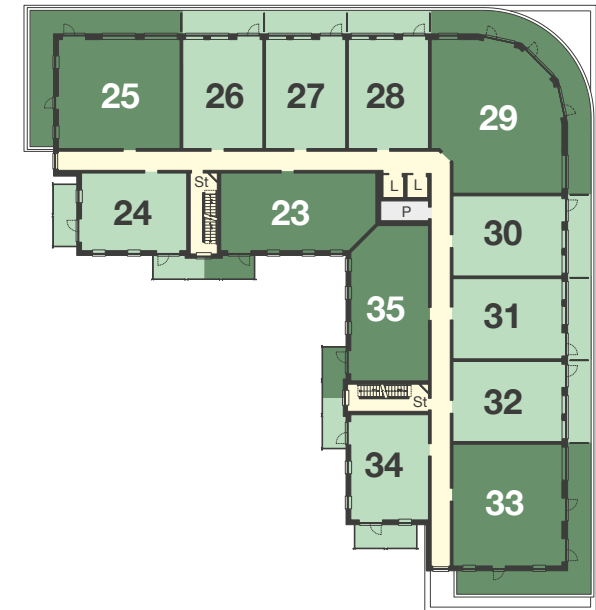




First Floor



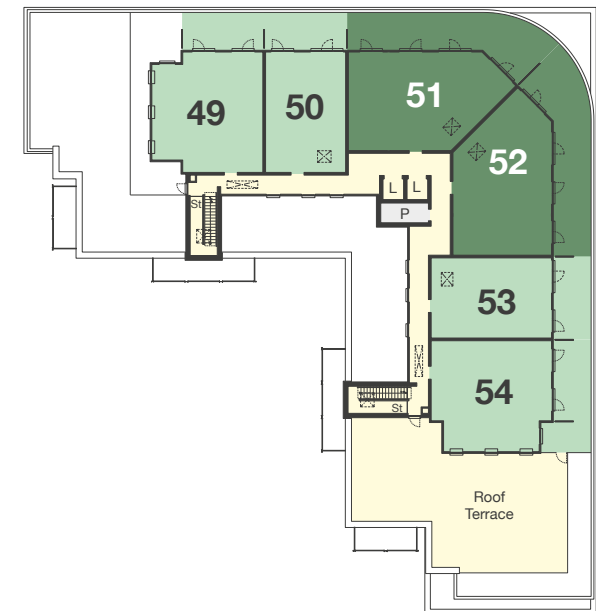
Second Floor



Third Floor



Fourth Floor



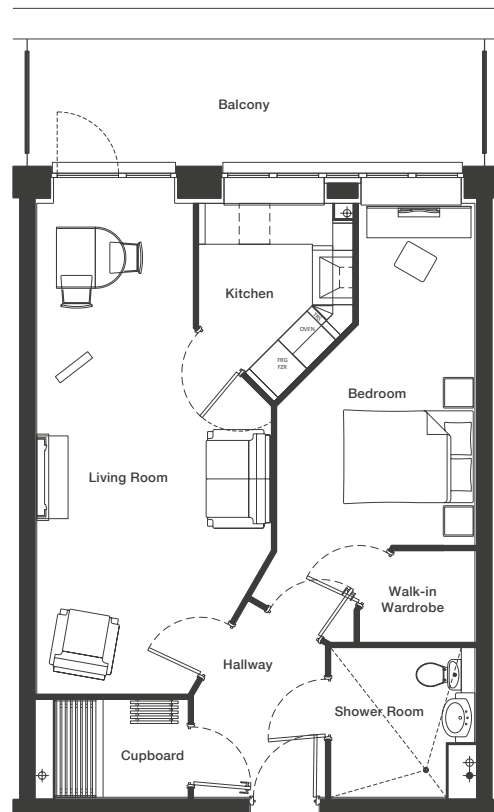
- 1 bedroom apartment
- 2 bedroom apartment

Communal areas

Staff areas

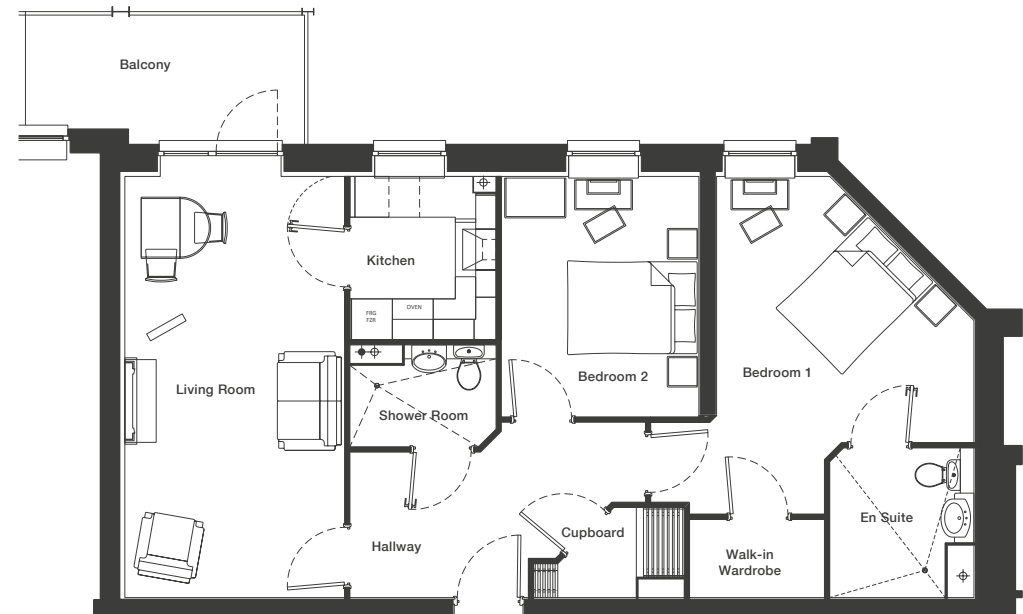
- L - Lift
- MSCS - Mobility Scooter & Cycle Store
- Of - Office
- P - Plant Room
- S - Store
- St - Stairs

## Typical one bedroom apartment



Living Room (Max.)	23'8" x 11'4"	(7212mm x 3449mm)
Balcony (Max.)	22'1" x 6'2"	(6720mm x 1870mm)
Kitchen (Max.)	9'7" x 7'5"	(2912mm x 2273mm)
Bedroom (Max.)	21'2" x 9'7"	(6451mm x 2914mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

## Typical two bedroom apartment



Living Room (Max.)	20'4" x 10'7"	(6188mm x 3230mm)
Balcony (Max.)	13'5" x 6'3"	(4100mm x 1900mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom 1 (Max.)	16'3" x 12'5"	(4964mm x 3781mm)
En-Suite (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Bedroom 2 (Max.)	11'7" x 9'6"	(3536mm x 2904mm)
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 Singer Court

Manor Crescent, Preston, Paignton, Devon, TQ3 2BP

Tel: 0800 919 132

## From Exeter

Heading South on the M5, continue forward onto the A38. Merge left onto the A380, signposted Torquay and Plymouth. Take the second exit at the roundabout. At the next roundabout take the second exit onto Hamelin Way/A380. Continue to follow the A380. Take the second exit at the next two roundabouts. At the next roundabout take the first exit onto Marldon Road/B3060. Turn left onto Southfield Avenue. Continue onto Upper Manor Road. Turn right onto Manor Crescent. Singer Court is located directly in front of you.



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, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ 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. A development by McCarthy & Stone Retirement Lifestyles Limited, Homelife House, 26-32 Oxford Road, Bournemouth, BH8 8EZ. • Tel: 01202 292480

June 2014