



Pele Court

Retirement apartments in the heart of Penrith



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 electric heaters with individual controls. Many of the apartments boast a patio or Juliet balcony and a selection will enjoy a walk out balcony. There's even a landscaped garden where you can relax with friends.

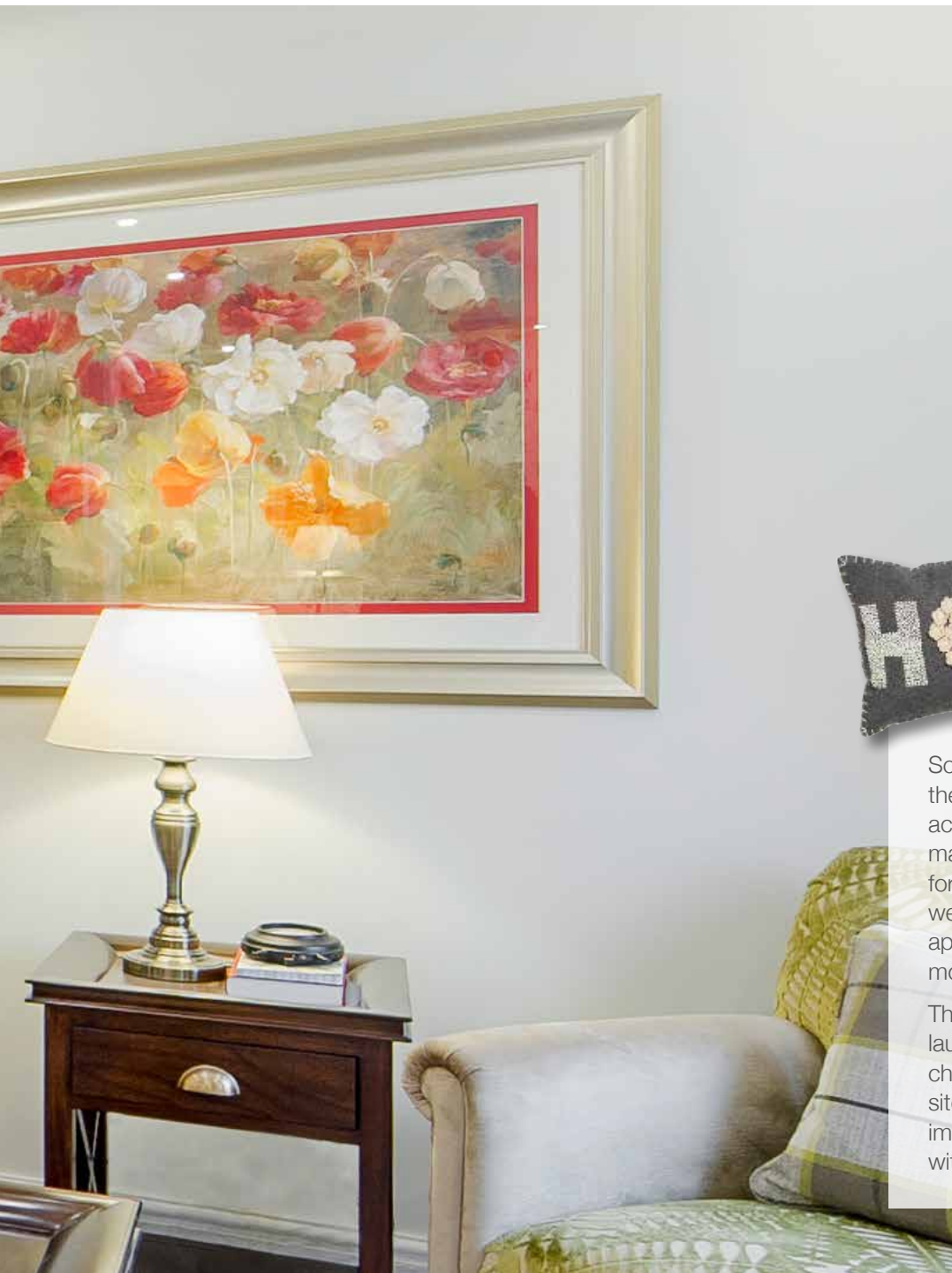
Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a homeowners' lounge and the development maintenance, such as gardening and window cleaning is covered in the service charge. It really is life 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. Pele Court is a stunning development with a contemporary design that complements the surrounding architecture and heritage of Penrith.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, with features like double 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[^] 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.



[^]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[†] when you move to help you put up some shelves or hang curtains.

[†]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 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 Pele Court

General

- Double glazing
- Patio, Juliet balcony or walk out balcony to selected apartments
- Walk in wardrobe or fitted wardrobe to selected apartments
- 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 main bathroom with level access shower
- En-suite shower room in selected apartments
- Fitted mirror

- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Heating and finishes

- Dimplex storage and panel heaters with individual controls
- 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
- Lift to all floors
- Landscaped garden
- Mobility scooter store^{*}
- Car parking available on site to resident permit holders^{*^}
(Please ask the Sales Consultant for more details).



Guest suite

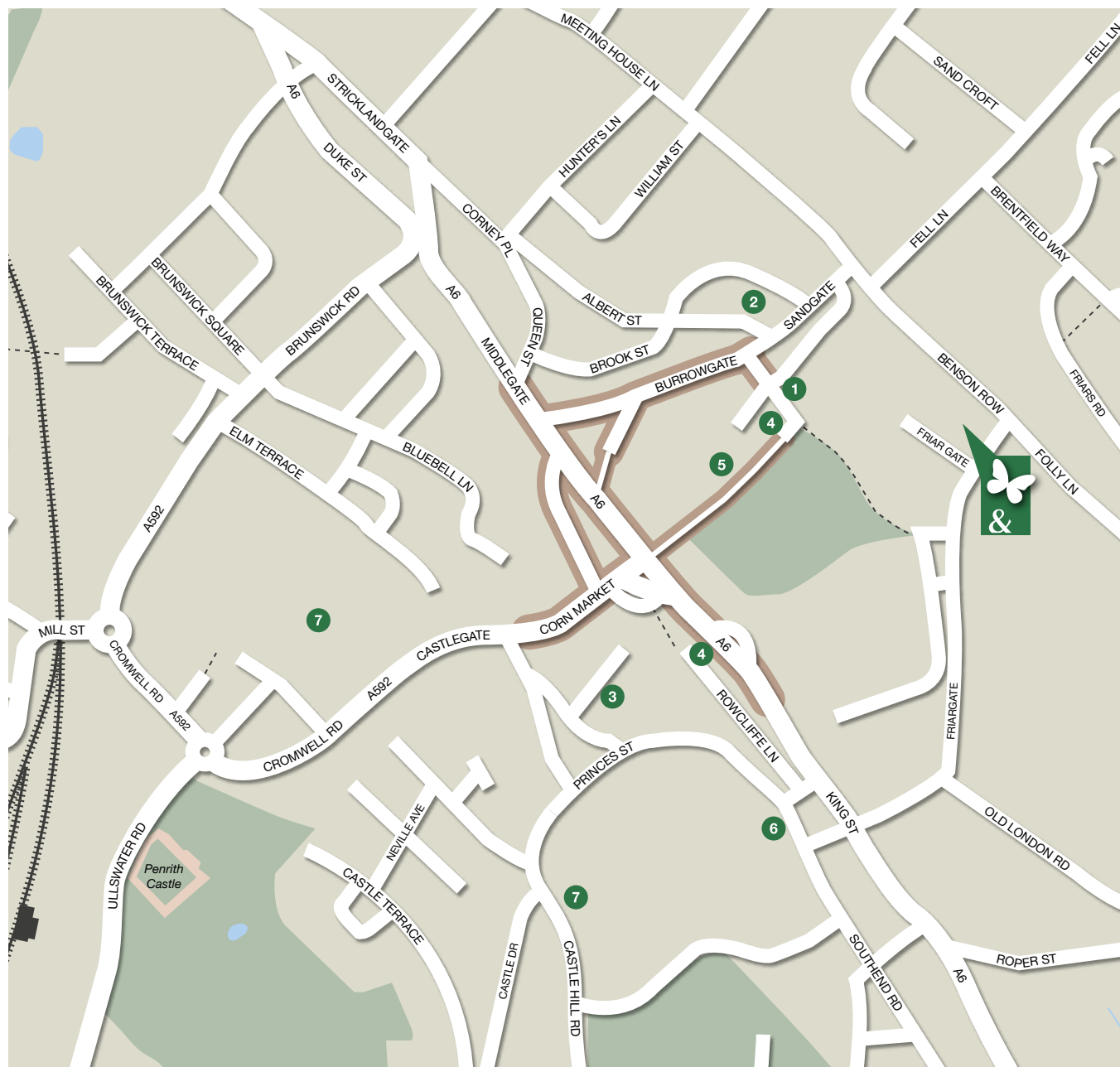
^{*}Subject to availability. [^]Extra charge applies.



Pele
Court

- 1 Bakers
- 2 Bus and coach station
- 3 Chiropodist
- 4 Dentist
- 5 Library
- 6 Post Office
- 7 Supermarket

 Main shopping areas:
Arts & craft, Artisan shops,
Bakers, Banks, Book shops,
Butchers, Cafés, Chiropodist,
Gift shops, Clothes shops,
Convenience stores,
Hairdressers, Jewellers,
Library, Newsagents,
Opticians, Post office,
Specialist outdoor shops,
Solicitors, Takeaways,
Travel agents and
Restaurants.





Brougham Castle

Life in Penrith

Penrith is one of the best known market towns in Cumbria. Situated just outside the Lake District National Park, the attractive town is the hub of the Eden Valley with a rich and vibrant history reflected in its architecture. Penrith remains an important centre for the local farming community.

With its quaint streets and alleyways dating back to the 13th century Penrith has a bustling shopping centre that combines the charm of tradition with the convenience of modern amenities. Penrith hosts two markets, the traditional market held every Tuesday in Great Dockray and Cornmarket and a new local farmers' market every 3rd Tuesday of the month in Market Square.

There is plenty to do in and around Penrith; beyond the town's borders stands the imposing ruins of Penrith Castle, testament to Penrith's status as the former capital of Cumbria. Set in the Eden Valley you will enjoy exploring the local area and experiencing some of England's finest countryside.



Ullswater



Clock Tower



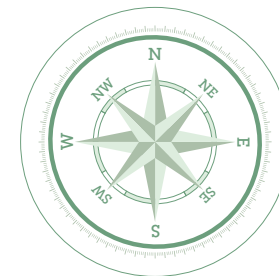
Two Lions Square

Next steps...

**To register your
interest or to find
out the latest on
Pele Court
call us on
01768 864176.**

Development Overview

Site & Ground Floor



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

- CR - Mobility Scooter Charging Room
- K - Kitchen
- L - Lift
- Of - Office
- S - Store
- S-S - Sub-Station
- St - Stairs
- U - Utility room

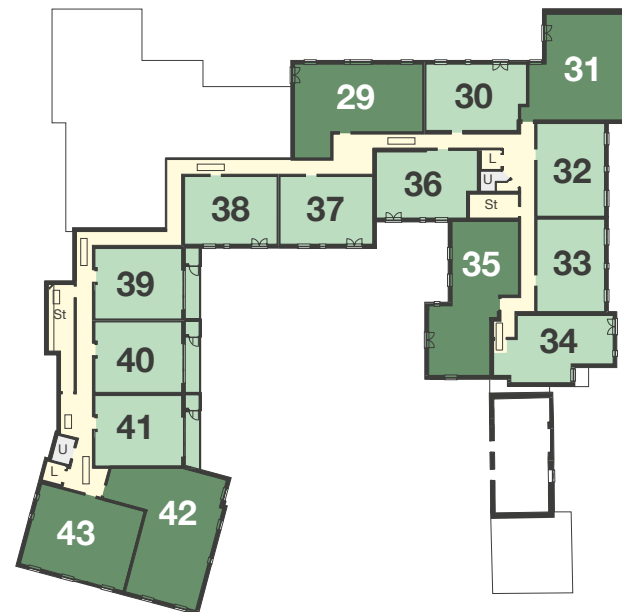
First Floor



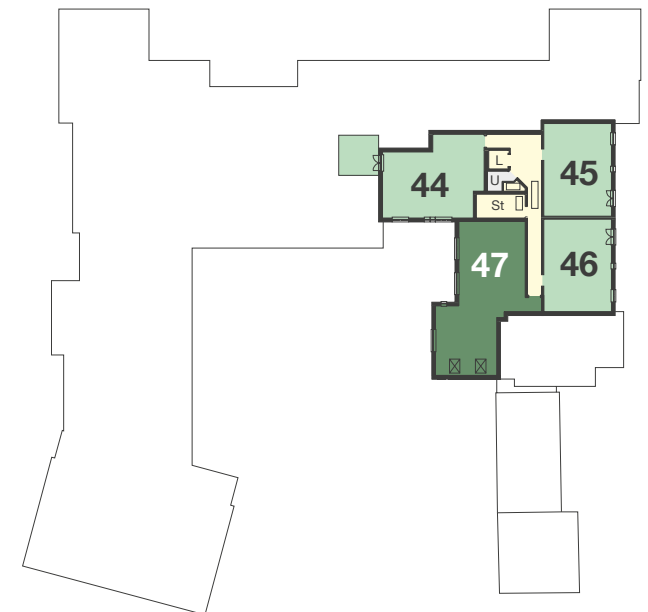
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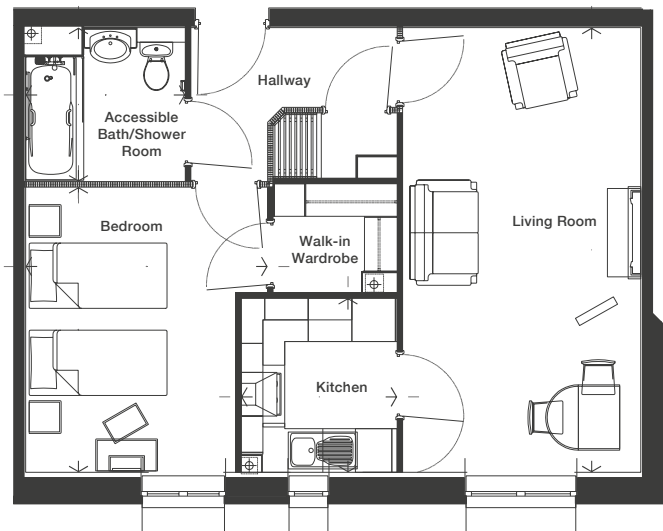
Second Floor



Third Floor

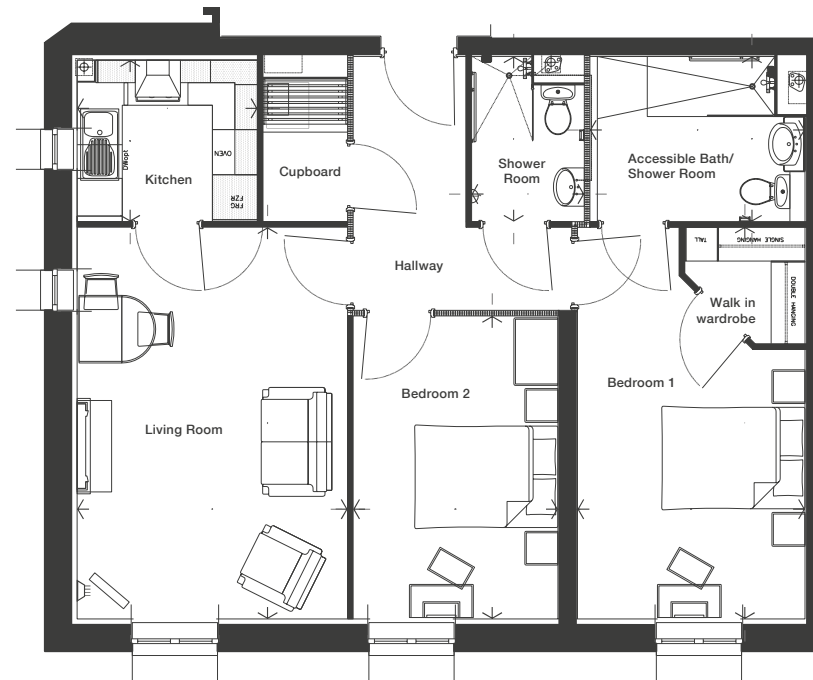


Sample one bedroom apartment



Living Room (Max.)	20'1" x 10'9"	(6124mm x 3280mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom (Max.)	12'11" x 10'11"	(3929mm x 3333mm)
Shower Room (Max.)	6'11" x 7'3"	(2120mm x 2200mm)

Sample two bedroom apartment



Living Room (Max.)	17'1" x 11'10"	(5014mm x 3600mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom 1 (Max.)	17'1" x 9'11"	(5214mm x 3029mm)
Bedroom 2 (Max.)	11'5" x 9'6"	(3471mm x 2904mm)
Bathroom (Max.)	13'3" x 8'11"	(4034mm x 2725mm)
Shower Room (Max.)	7'3" x 4'11"	(2200mm 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 Pele Court

Friargate, Penrith, Cumbria CA11 7XT

Tel: 01768 864176

From the South

To drive to Pele Court from the South. Leave junction 40 (M6) and continue right on the roundabout taking the second exit (A66) following signs for Penrith. Continue to the next roundabout and take the first exit off onto the A6, Bridge Lane. Continue to the mini roundabout at the junction of Bridge Lane and Southend Road. Continue straight over the roundabout joining Victoria Road (A6). Take the third turning on the right, Langton Street. Follow Langton Street and joining Friargate. Pele Court can be seen on the left hand side. Entrance to the development is on the left just before the junction of Friargate and Benson Row.

From the North

To drive to Pele Court from the North. Leave junction 41 (M6) and take the second exit off the roundabout onto the B5305. Continue to the next roundabout and take the fifth exit off joining the A6 and sign posted 'Penrith'. Drive for approximately 2.3 miles (Scotland Road A6) before entering the one way system at Stricklandgate (A6). Continue on passing Penrith Museum on the left; take the next available left turn onto Burrowgate continuing on to the junction turning right onto Benson Row. Passing the development on the right, take the next right onto Friargate and the entrance to the development can be seen on the right.



McCarthy & Stone

To find out more, call us on **0800 919 132**
or visit **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, Holdenhurst Road, Bournemouth, Dorset BH8 8AL or email us at: 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, Unit 3 Edward Court, Altrincham Business Park, Altrincham, Cheshire WA14 5GL • Tel: 0800 919 132

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