

Artist Impression



## St Clements Court

Retirement apartments in the heart of Atherstone



 **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. St Clements Court is a contemporary development of 21 one and 15 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having a walk in wardrobe, as well as the clever room design that makes the most of the natural light.

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 design of St Clements Court compliments the architecture of the local area.

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 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 charging point 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 St Clements Court

### General

- Double glazing
- Walk in wardrobe to selected apartments
- Fitted wardrobe to selected apartments
- Juliet balconies 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

### Bathroom/Shower room

- Fitted and fully tiled bathroom with shower over the bath or separate shower tray
- Ensuite bathroom in two bedroom apartments\*
- Fitted mirror

- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Heating and finishes

- Electric heaters
- 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

\*In selected two bedroom apartments this is instead of a bathroom/shower room. Separate cloakroom available as an alternative.





## Development features

- Homeowners' lounge
- House Manager
- Guest suite<sup>^</sup>
- Laundry
- Lift to all floors
- Landscaped garden
- Mobility scooter charging point<sup>#</sup>
- Car parking available on site to resident permit holders<sup>#</sup>  
(Please ask the Sales Consultant for more details)



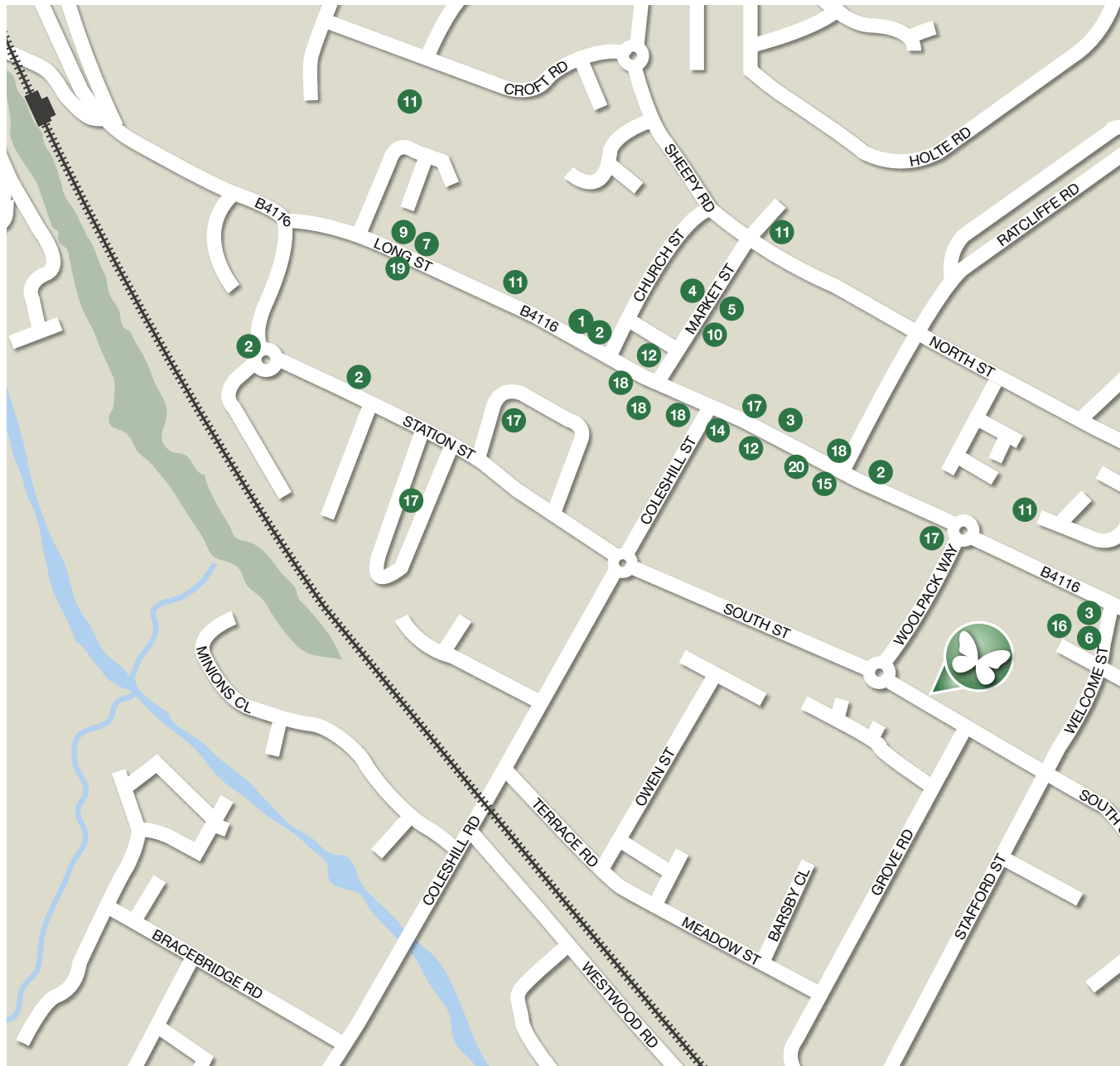
Guest suite

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



## St Clements Court

- 1 Baker
- 2 Bank
- 3 Barbers
- 4 Butchers
- 5 Café
- 6 Dentist
- 7 Doctors
- 8 Fish and Chip shop
- 9 Florist
- 10 Greengrocers
- 11 Hair and beauty
- 12 Hardware/shoe repair store
- 13 Library
- 14 Newsagents
- 15 Off-licence
- 16 Opticians
- 17 Parking
- 18 Pharmacy
- 19 Post office
- 20 Supermarket







Coventry Canal

# Life in Atherstone

Found in the quiet town of Atherstone, St Clements Court is an ideal place to spend your retirement. With its market town status and countryside surroundings, the location combines country living with convenience. Local shops including a Co-Op, Superdrug, Aldi and pharmacy are all nearby, as well as a regular market every Tuesday and Friday. A local dental practice and doctor's surgery are also within easy reach.

Atherstone is well placed for both public and private transport. The train station, which is just a short distance from the development, offers regular hourly connections to Birmingham and Coventry, while the A5, which leads to Birmingham, London and local motorways are also within easy reach.

For history buffs, the town's heritage stretches back to the Roman era and has led to many great features. St Mary's Chapel remains a prominent piece of architecture within the town; with its Gothic style square tower and early 12th century character. The town is also renowned for its hat industry, which reflects the developments name; St Clements, after the patron Saint of Felt Hat makers.



Atherstone high street



St Marys Church



Hartshill Hayes Country Park

## Next steps...

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

# Development Overview

Site & Ground Floor



SOUTH STREET



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

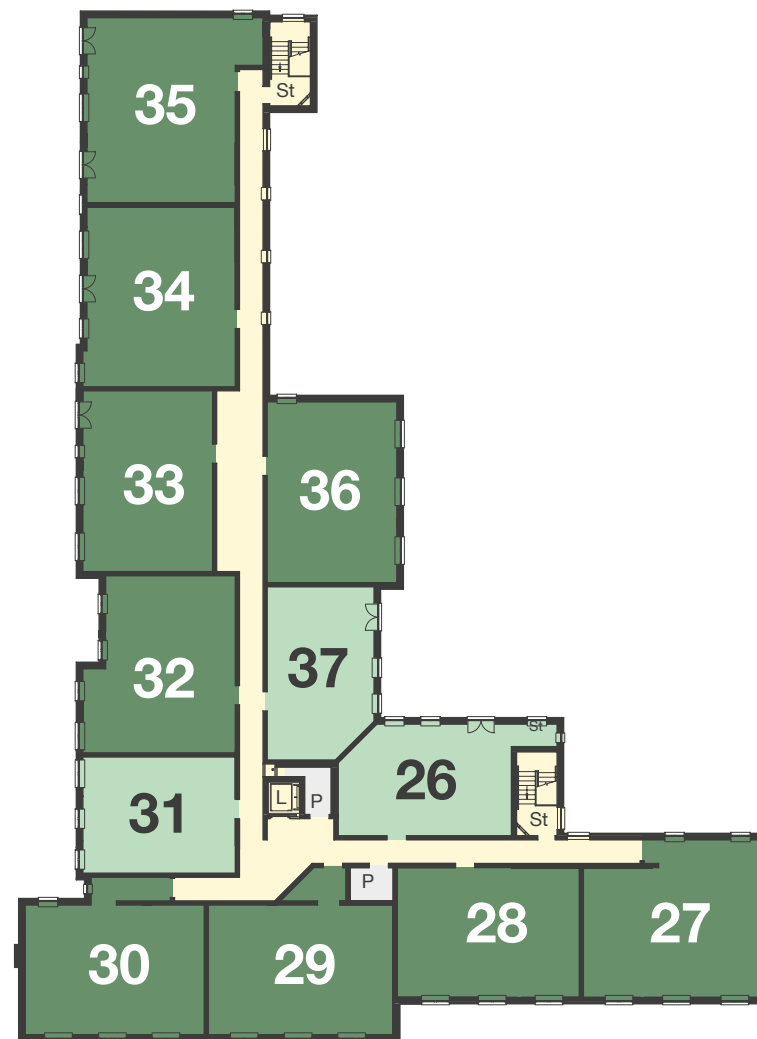
- MSCP - Mobility scooter charging point
- P - Plant room
- St - Stairs



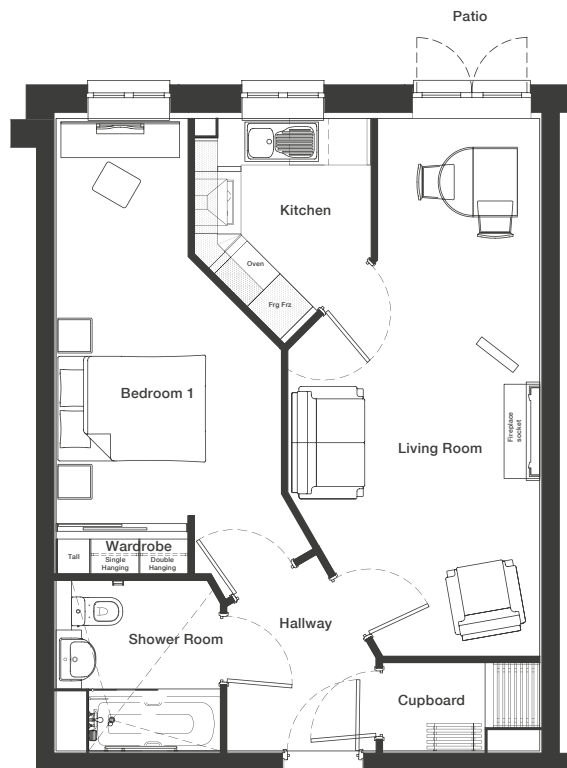
First Floor



Second Floor

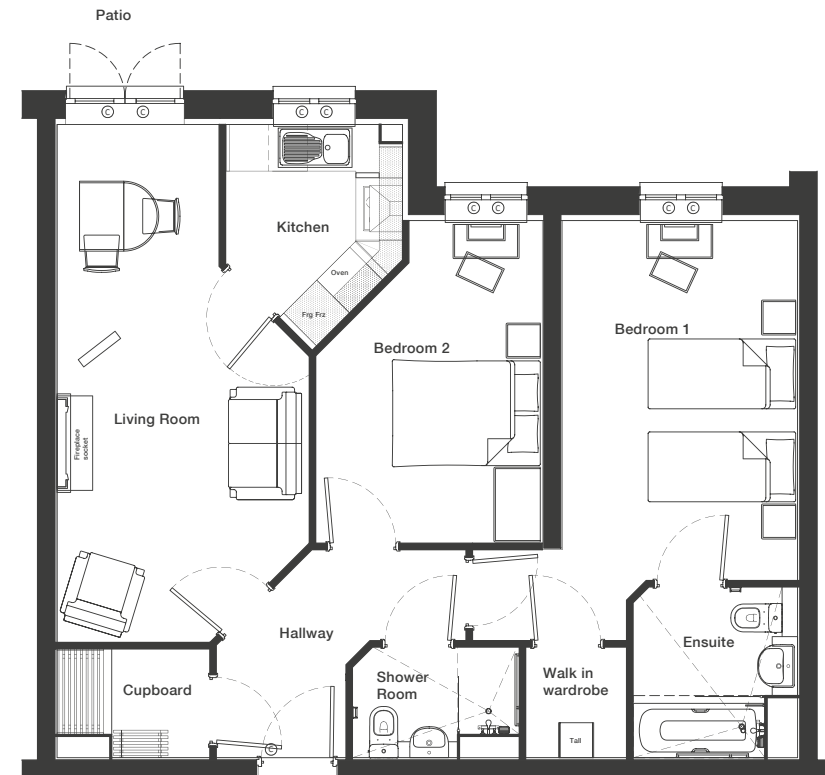


## Typical one bedroom apartment



Living Room (Max.)	22'9" x 10'8"	(6935mm x 3250mm)
Kitchen (Max.)	9'7" x 7'6"	(2910mm x 2280mm)
Bedroom (Max.)	19'3" x 9'6"	(5875mm x 2905mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

## Typical two bedroom apartment



Living Room (Max.)	21'11" x 10'8"	(6670mm x 3250mm)
Kitchen (Max.)	9'7" x 7'5"	(2910mm x 2275mm)
Bedroom 1 (Max.)	15'3" x 9'11"	(4635mm x 3030mm)
En-Suite (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Bedroom 2 (Max.)	13'8" x 9'7"	(4155mm x 2920mm)
Shower Room (Max.)	7'1" x 4'8"	(2150mm x 1425mm)

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 St Clements Court

St Clements Court, South Street, Atherstone, Warwickshire CV9 1GD

Tel: 0800 919 132

## From the A444, travelling north

From the A444 travelling from Nuneaton, turn left at traffic light signals at Redgate Junction, onto the A5, signposted M42, Burton upon Trent. At the Mancetter roundabout, take the second exit onto Watling Street, B4116. Bear right onto Witherley Road, and then turn left onto Convent Lane. Turn right onto South Street, and the development is on your left.

## From the M42, travelling south

From the M42, follow the signs to The South West, Birmingham. Leave the M42 at Junction 10, and at the roundabout take the 1st exit onto the A5. At the roundabout, take the 2nd exit onto the A5 signposted Nuneaton. At Holly Lane Roundabout, take the 2nd exit onto the A5. Branch left and merge onto Long Street – B4116 signposted Atherstone Town Centre. Bear right onto Station Street and at the mini roundabout, continue forward. At the next mini roundabout, continue straight onto South Street and St Clements Court is on your right.



To find out more, call us on **0800 919 132**  
or visit **[www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)**

### We're online, why not join us at [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)



[facebook.com/mccarthystone](https://facebook.com/mccarthystone)



[linkedin.com/company/mccarthy-&-stone](https://linkedin.com/company/mccarthy-&-stone)



[twitter.com/mccarthystone](https://twitter.com/mccarthystone)



[pinterest.com/mccarthystone](https://pinterest.com/mccarthystone)



[youtube.com/user/mccarthyandstone](https://youtube.com/user/mccarthyandstone)

### 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 8AL 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, Ross House, Binley Business Park, Harry Weston Road, Coventry CV3 2TR • Tel: 02476 441199

January 2015