

Stroudwater Court

Stroud



McCarthy & Stone

The UK's leading retirement housebuilder

Artist impression



**Enjoy the freedom to do the things
you want with Retirement Living**

**Your dream
apartment built
by an award
winning
developer**



Artist impression

Welcome to Stroudwater Court

If you like having everything on your doorstep, our new Retirement Living development in Stroud will suit you down to the ground. Overlooking Stroudwater Canal this modern yet homely development is situated on Cainscross Road. Stroudwater Court has been built in keeping with the local area and its design has been influenced by the traditional market town and beautiful countryside.

McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort. Exclusively for the over 60s, our Retirement Living developments give you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening – and there's support if you need help with anything. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





Join 10 years
of happy
homeowners
when you
buy with
McCarthy & Stone



Providing award winning customer service

We're incredibly proud to have been awarded a 5 Star rating in customer satisfaction for ten consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We're delighted that so many of our homeowners say they would happily recommend us to their friends and family, we believe this is testimony to the quality and attention to detail that goes into the service we provide, and all our developments.

Since we started in 1977 we've built almost 50,000 apartments, as well as a strong reputation for quality. It's nice to know that we're getting it right, for the people who really matter.



**A vibrant
community in the
heart of Stroud**

Subscription Rooms



There's plenty on your doorstep in Stroud

The perfect location for Retirement Living

The Gloucestershire market town of Stroud is situated on the western slopes of the Cotswolds Hills, only 10 miles from Gloucester, and 14 miles from Cirencester and Cheltenham. This lively town has plenty of amenities and a weekly award winning Farmers' Market which showcases up to 60 stalls a week. Stroud Farmer's Market offers a full range of local produce which are available all year. Waitrose, Tesco and Iceland can be found in the town and there is also a Sainsbury's nearby in Dudbridge. There are two hospitals in the area: Stroud General Hospital and Cashes Green Hospital.

Stroud also offers many attractions and local events including the Stroud Folk Festival, which is held in late September. Attractions at the festival include Morris dancing and other forms of dance shows. Cotswold Bowls Club is a much loved and respected club, providing a great opportunity to meet fellow members of the community whilst playing and competing in the sport.

Stroud acts as a centre for surrounding villages and small market towns such as Stonehouse; Thrupp; Nailsworth; Minchinhampton and Bagpath, and enjoys good transport links. The A46 Roman road from Bath to Cleethorpes passes through the town and the picturesque Pitchcombe on its way to Painswick. Stroud's main railway station provides services to Gloucester, Cheltenham, Swindon, Reading and London.

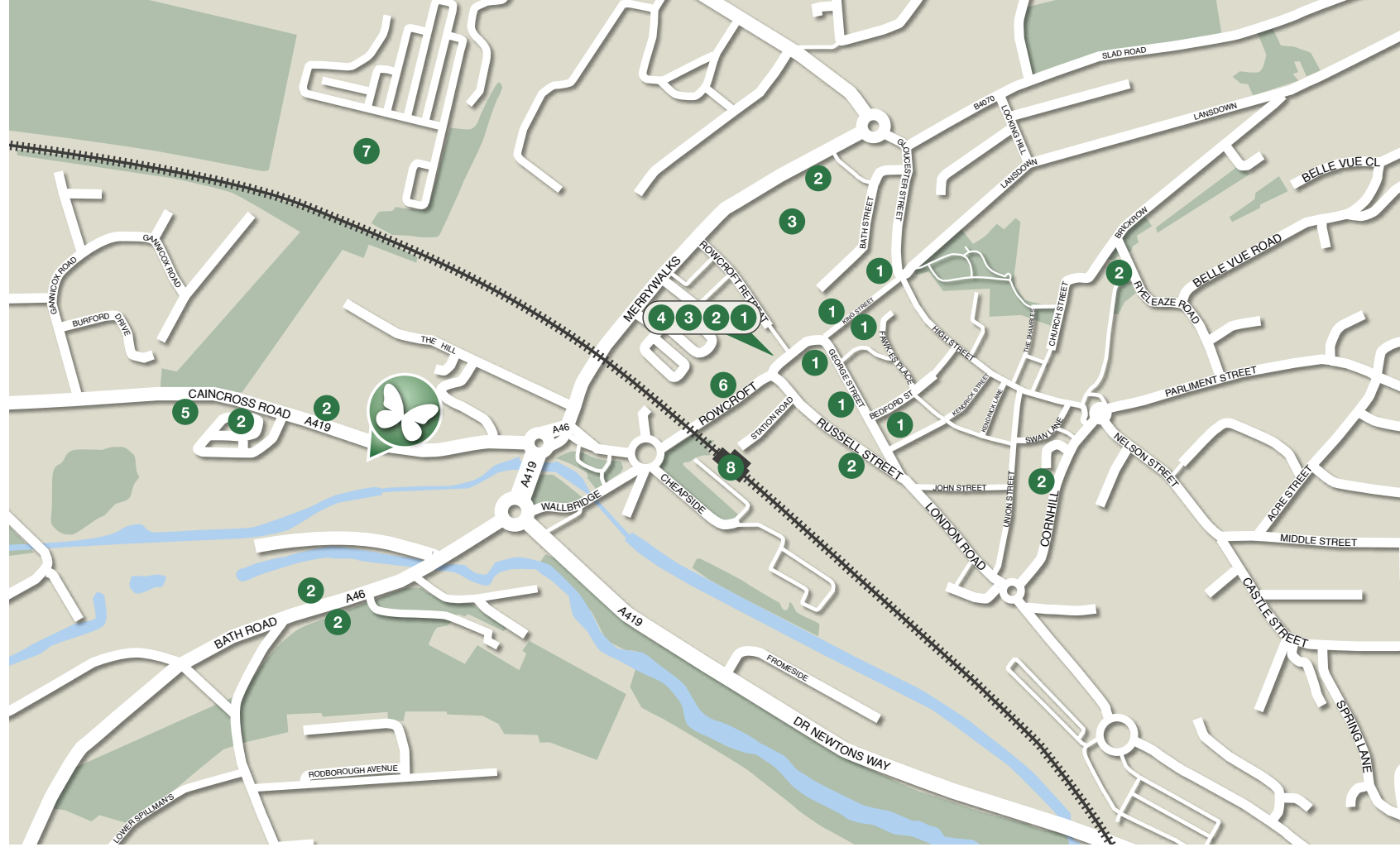
St Cyr's on the Stroudwater Canal





Stroudwater Court

- 1 Bank
- 2 Bus Stop
- 3 Cinema
- 4 Dentist
- 5 Doctors Surgery
- 6 Pharmacy
- 7 Supermarket
- 8 Railway Station

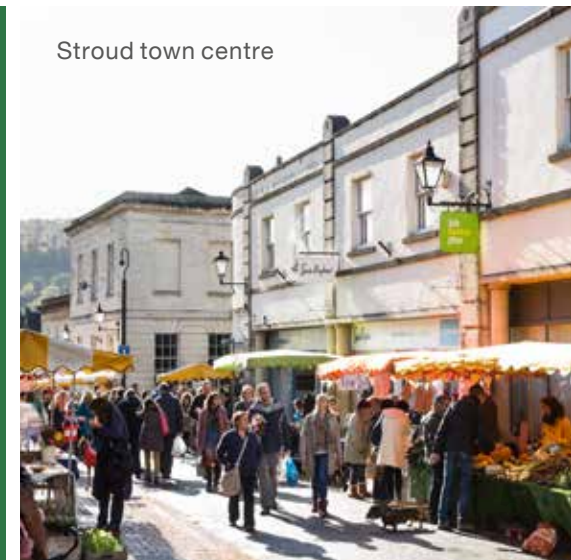


Cotswolds



**Our locations
are hand picked
to be close to
local amenities**

Stroud town centre



Our developments take the stress out of being a homeowner

You'll feel at home in your beautiful new apartment in next to no time. It's easy to relax knowing there's a House Manager on hand during the day – a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped garden, you can sit back and enjoy it without having to lift a finger.



Enjoy more time to socialise with the people you care about





Be part of a wonderful community at Stroudwater Court



Typical landscaped garden

Imagine more time to socialise with new friends and neighbours

Our developments have everything you need to get on with a full and active life. There's a homeowners' lounge and outdoor space, where you can enjoy the company of friends, as well as private car parking on-site#. There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay^o.

We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too, as long as they're well behaved*.

“

I love the space that I've got in my new lounge and I've got my own patio if I want to enjoy some fresh air, or I can meet up with my new friends and sit in the residents' rose garden to catch-up on what's going on – it really is such a lovely place to be.

Mrs Hope Weir - Homeowner, Clifton Mews

”

^oExtra charge applies #Subject to availability *Please speak to Sales Executive for more information on our pet policy



Typical living room

Where quality
and design go
hand in hand



Apartments designed to make your life easier

Step inside one of our new apartments and you'll wonder why you didn't move years ago. You'll settle in quickly with your own things around you, and when family and friends visit, there's more than enough room to entertain them. Selected apartments also feature balconies which enjoy views over the canal.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances, including waist height oven, ceramic hob and integrated fridge/freezer. Everything is

laid out to make cooking and cleaning as effortless as possible, and completed with coordinating tiles, splashbacks and worktops for a top quality look.

Our luxurious bathrooms are designed to offer both functionality and safety. They all have level access showers with slip resistant flooring so you can get in and out easily, lever taps which turn on and off effortlessly and sleek fitted mirrors which are combined with a light and integrated shaver socket.

10 year guarantee

For total peace of mind, every apartment comes with a two year warranty for most aspects of the construction, backed up by an NHBC guarantee which covers major structural defects for a further eight years.



Safe and secure

Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

A helping hand from our handyman service

We're here to help and will do all we can to get you settled – you can even use our handyman service if you need someone to put up pictures, shelves or hang curtains (we'll give you one hour's time free within your first 30 days of moving into your apartment).

Put your own stamp on your apartment

Throughout the apartment, everything is kept light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully. You'll have plenty of scope to make your apartment your own and incorporate your own personal touches.



We could personalise the apartment to suit us and create our dream home.

Jack and Brenda Roberts - Homeowners, Kingsman Court



**Our stunning
apartments are
built to high
standards**

With everything designed around you, experience a new level of comfort



Typical kitchen



Typical shower room

The development at a glance

Services

- House Manager to provide help and support when needed during the day
- 24 hour emergency call system should you need assistance
- Handyman service if you need someone to put up pictures, shelves or hang curtains – we'll give you one hour's time free within your first 30 days of moving into your apartment

Development

- Homeowners' lounge where you can meet up with neighbours
- Landscaped garden with attractive seating area
- Guest suite perfect for when friends and family come to visit[‡]
- Lifts to all floors
- Car parking available on-site for permit holders[#]
- Communal terrace accessible via the homeowners' lounge, which enjoys views over the canal

[‡]Extra charge applies [#]Subject to availability

The apartments at a glance

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to keep you warm and ensure your bills stay low
- Walk in wardrobe or fitted wardrobe in all apartments. Selected one beds feature a walk in wardrobe
- Balcony with views over the canal to selected apartments, letting you enjoy your own outside space
- Lever taps throughout, which turn on and off easily
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob, laid out to make cooking easier
- Cooker hood to help keep your apartment fresh
- Stainless steel sink with hardwearing, easy to clean surface

*Subject to Sky Subscription

Shower room

- One bedroom apartments include:
 - Fitted and tiled level access shower
- Two bedroom apartments include:
 - Fitted and tiled level access shower to en-suite
 - Fitted and tiled with shower tray to shower room
- Sleek fitted mirror, combined with light and integrated shaver socket
- Heated towel rail
- Extractor ventilation

Heating and finishes

- Underfloor heating
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Door entry system which links to your TV, allowing you to see who's there before opening the door
- Smoke detector and intruder alarm
- Illuminated light switches for bathroom and main bedroom



We'll help you make the move

Once you've found the perfect apartment, your move couldn't be in better hands. From then on, you can leave us to plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

There are lots of ways we can make your move as easy as possible. Call us for more information, visit one of our developments to find out more or we'll come to you if that's easier.

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you'll be convinced it's the right move for you.

To register your interest or find out more about buying a McCarthy & Stone Retirement Living apartment at Stroudwater Court, call us on 0800 919 132 or visit mccarthyandstone.co.uk/stroudwatercourt

Talk to us today, we're here to help...

Stroudwater Court, 1 Cainscross Road,
Stroud, Gloucestershire GL5 4ET

Tel: 0800 919 132

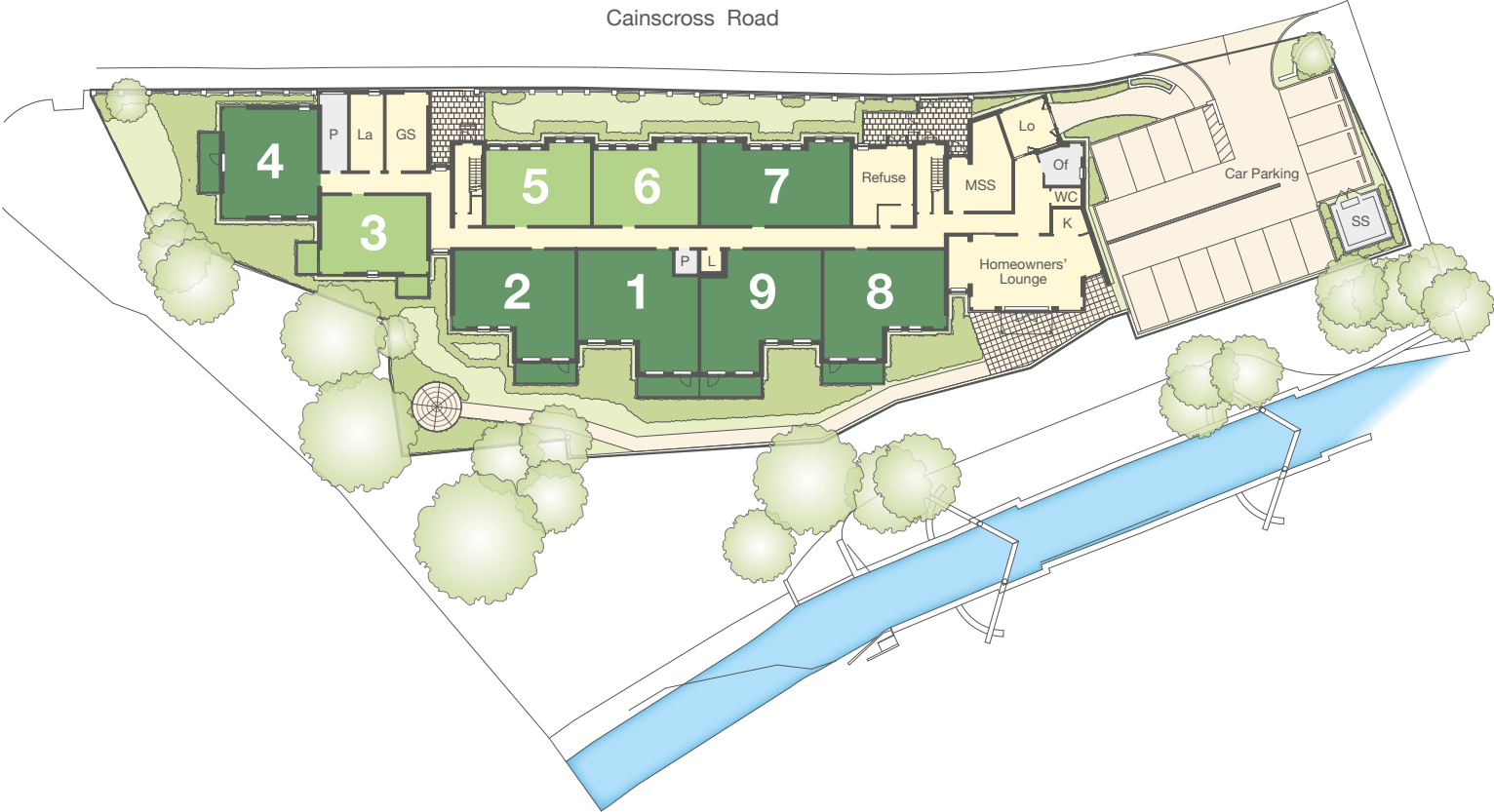
mccarthyandstone.co.uk/stroudwatercourt

Development Overview

Site & Ground Floor



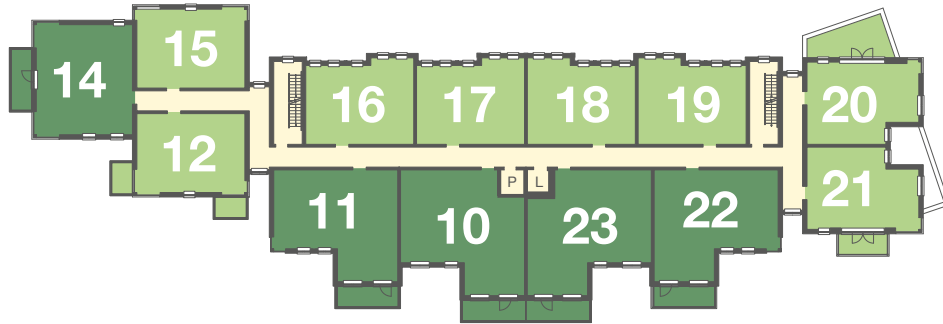
Cainscross Road



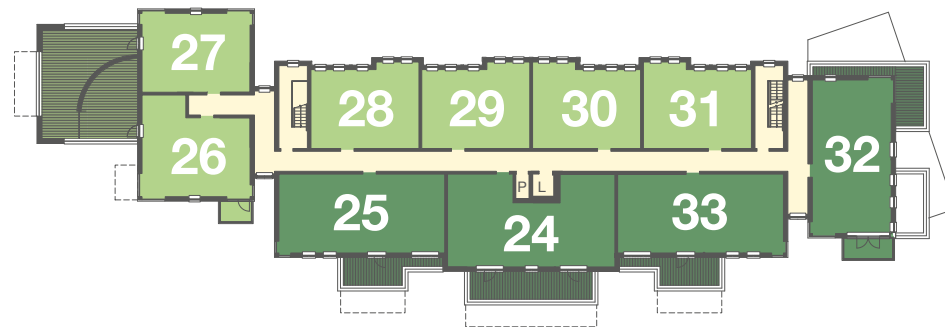
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- GS - Guest Suite
- L - Lift
- La - Laundry
- Lo - Lobby
- MSS - Mobility Scooter Store
- Of - Office
- P - Plant Room
- SS - Sub Station

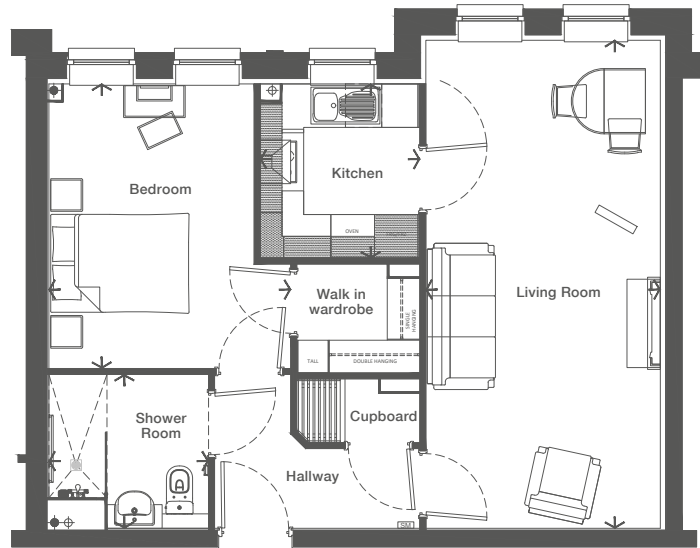
First Floor



Second Floor

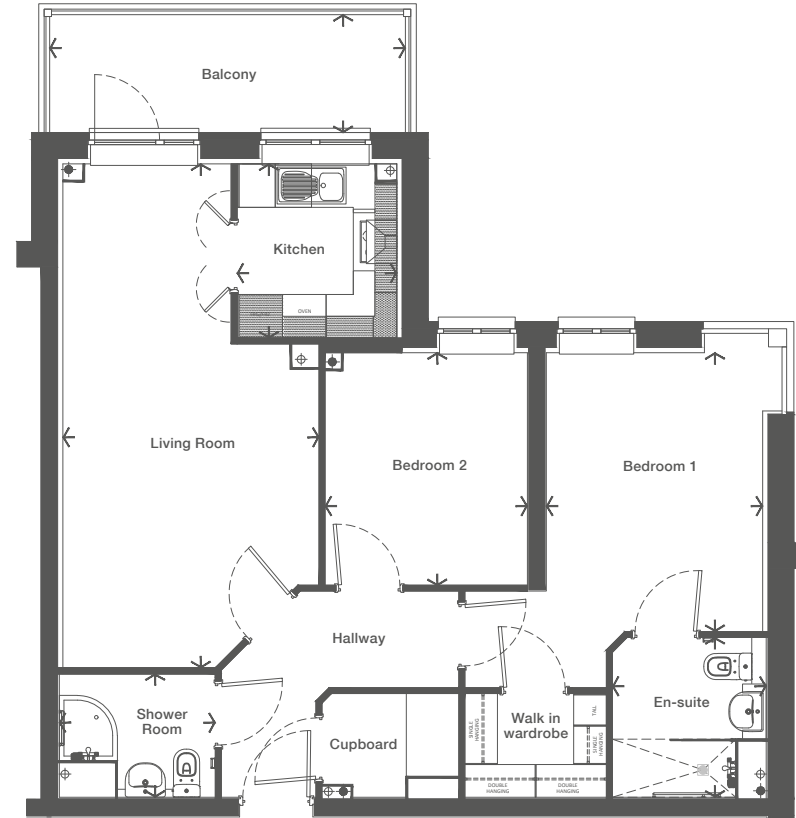


Typical one bedroom apartment



Living Room (Max.)	22'1" x 10'7"	(6725mm x 3230mm)
Kitchen (Max.)	7'10" x 7'3"	(2400mm x 2200mm)
Bedroom (Max.)	12'10" x 10'11"	(3920mm x 3330mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

Typical two bedroom apartment



Living Room (Max.)	22'9" x 11'7"	(6945mm x 3530mm)
Balcony (Max.)	16'1" x 5'4"	(4900mm x 1625mm)
Kitchen (Max.)	7'10" x 7'3"	(2400mm x 2200mm)
Bedroom 1 (Max.)	12'7" x 9'9"	(3840mm x 2980mm)
En-suite (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Bedroom 2 (Max.)	10'6" x 9'2"	(3210mm x 2790mm)
Shower Room (Max.)	7'1" x 5'7"	(2150mm x 1700mm)

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.



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The UK's leading retirement housebuilder

FROM CHELTENHAM

- At Benhall Roundabout take the 1st exit onto the A40. Signposted Gloucester
- Continue along the A40 signposted Gloucester
- Branch left, then at roundabout take the 1st exit, then join the M5 motorway. Signposted The South West, Bristol, Stroud
- Leave the M5 at junction 13, then at roundabout take the 1st exit onto the A419. Signposted Stroud
- At Westend Roundabout take the 3rd exit onto the A419. Signposted Stroud
- At Oldends Lane Roundabout take the 2nd exit onto the A419. Signposted Stroud
- At roundabout take the 1st exit onto the A419. Signposted Stroud
- At Horsetrough Roundabout take the 3rd exit onto the A419. Signposted Stroud
- At roundabout take the 1st exit onto the A419. Signposted Stroud
- At roundabout take the 2nd exit onto the A419. Signposted Stroud, Gloucester A4173

- At Cainscross roundabout take the 3rd exit onto the A419. Signposted Stroud, Cirencester
- Arrive at destination of Cainscross Road

FROM BRISTOL

- Continue forward onto the A4032. Signposted M32, M4, M5, Bath A4
- At Junction 2 continue forward onto the M32. Signposted London and South Wales
- Continue forward at junction 3. Signposted South Wales, London M4
- At roundabout take the 1st exit, then join the M4 motorway. Signposted South Wales
- Leave the M4 at junction 20, then join the M5 motorway. Signposted The Midlands, Gloucester
- Leave the M5 at junction 13, then at roundabout take the 3rd exit onto the A419. Signposted Stroud
- At Westend Roundabout take the 3rd exit onto the A419
- At Oldends Lane Roundabout take the 2nd exit onto the A419. Signposted Stroud

- At roundabout take the 1st exit onto the A419. Signposted Stroud
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- Arrive at destination of Cainscross Road



Please call us free[^] on **0800 919 132** and we'll help you find the perfect apartment or visit mccarthyandstone.co.uk/stroudwatercourt

[^]Charges may apply for mobile phone users.



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 brochure, 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 Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. 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