



McCarthy & Stone

The UK's leading retirement housebuilder

Lawrence Place

Exclusive retirement apartments in the picturesque town of Maldon



View of Maldon from the River Blackwater

Lawrence Place

Perfectly located retirement living in a quintessential English town





Leave those worries behind and just enjoy wonderful days...



McCarthy & Stone is proud to introduce Lawrence Place, a stunning new development of spacious 1 and 2 bedroom apartments, specifically designed to offer the very best in retirement living.



At Lawrence Place; there is a choice of apartment designs, some of which benefit from a patio or Juliette balcony; there are even scenic views out from some areas of the upper floors. There will be an attractive courtyard style garden located to the rear of the development which will be maintained for you.

family home. McCarthy & Stone is renowned not only for its coveted 5 Star Customer Service rating, but also for developments set in carefully selected locations and of course, our range of well planned apartments, which are sure to be the envy of friends and family alike.

We are certain that your visitors will enjoy having a coffee in the elegant club lounge and should they wish to stay over, we have a convenient guest suite which can be booked ahead with the House Manager. If you prefer your coffee al fresco, you will be delighted with the convenience of the shops and cafés on Maldon High Street, all within easy walking distance.

Because we understand that making the decision to move can sometimes be difficult, we have a team of professional staff on hand to guide you every step of the way.



It is not surprising that our developments are high on the list when customers first consider moving from an existing

We are able to assist our customers by creating a tailor made moving package that will enable you to move into your new apartment at your pace when you're ready.

Guest Suite - extra charges apply.




McCarthy & Stone
The UK's leading retirement housebuilder



Your apartment with all the latest comforts...

Our developments feature the latest in stylish designs for modern living and have been created to a high specification with your convenience and enjoyment in mind.

There is something rather lovely about a new kitchen; ready and waiting to be used but also for your personal touches to be added which will make you feel right at home.

For your comfort and convenience, each kitchen has been carefully planned with a mid-height oven for easy access, there is an integrated microwave, fridge freezer, ceramic hob and a washer dryer. Lawrence Place apartments feature

*Kitchens do not feature tiling to walls.



elegant kitchens* in a gloss ivory finish with co-ordinated work surfaces and upstands.

Each apartment features underfloor heating throughout and carpets are included, creating a warm and cosy environment without radiators taking up wall space unnecessarily.

Shower rooms are spacious with a half tiled finish to all dry areas and feature fully tiled level access showers.

There is a security alarm system for your peace of mind which also provides a video entry system and a 24 hour emergency call link to the House Manager or out of hours service.



Your new apartment in detail

General

- ✦ Double glazing to all windows
- ✦ Juliette balcony or patio with selected apartments
- ✦ Walk-in wardrobe in all apartments
- ✦ Two bedroom apartments feature an en-suite shower room
- ✦ Carpets throughout, except kitchen and shower rooms
- ✦ Telephone and television point in living room and bedrooms
- ✦ Integrated washer dryer*
- ✦ Sky/Sky+ connection point in living room**
- ✦ Communal and maintained gardens
- ✦ On site parking subject to availability
- ✦ NHBC 10 year warranty

Kitchen

- ✦ Fitted kitchen with integrated fridge/freezer, mid-height oven, ceramic hob and integrated microwave
- ✦ Stainless steel cooker hood and splashback
- ✦ Stainless steel sink
- ✦ Ceramic floor tiling
- ✦ Lever mixer taps

Shower rooms

- ✦ Full height tiling to all wet areas and half height to remaining walls
- ✦ White sanitaryware with high quality fittings
- ✦ Ceramic tiling to shower room floors

Heating and finishes

- ✦ Underfloor heating
- ✦ Neutral décor
- ✦ Oak veneered doors
- ✦ Chrome door furniture and fittings

Safety and security

- ✦ Video door entry
- ✦ 24 hour emergency call system
- ✦ Smoke detector and intruder alarm
- ✦ Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. *Washer dryer located in store cupboard to types Eden, Tweed, Tay and Colne. **Sky/Sky+ subject to Sky subscription.



The perfect place to be... comfortable surroundings, with the latest and carefully selected fixtures and fittings to enable you to live your life, your way.



Set sail on a new adventure and enjoy life in this historic town

Famous for its Thames sailing barges and Maldon Salt, this ancient Essex town has a long history and is a wonderful place for you to call home. Experience the waterside outlook at Hythe Quay or enjoy the great outdoors at Promenade Park which boasts mature trees, an ornamental lake and a café.

There are more than 100 shops with many boutique and independent outlets on the High Street and Market Hill. You can browse the morning papers while watching the world go by from one of the pavement cafés, or have a leisurely lunch with a glass of wine or beer. There is a Marks and Spencer food store and a choice of traditional fresh food shops just a few minutes walk from Lawrence Place to meet your everyday needs.

Maldon is a thriving town and has a strong community feel with well-supported annual events including the sailing regatta, arts festival and country show. Blackwater Leisure Centre offers a variety of classes and activities for all ages and abilities. Evidence of the town's roots are all around, including a statue of Byrhtnoth, the Viking hero of the AD991 Battle of Maldon, at the end of the promenade walk.

If the mood takes you discover more about Maldon at the Maeldune Heritage Centre, visit Beeleigh Abbey Gardens or have a cream tea at the famous Wilkin and Sons jam factory in Tiptree, just a few miles away.

From salt marshes and historic inns to bustling markets and boutique shopping, Maldon has something for everyone.



McCarthy & Stone

The UK's leading retirement housebuilder



Living at Lawrence Place you can do as much or as little as you want to...



Getting out and about couldn't be easier

You are in a great location in Maldon with everything to hand. You can leave those everyday worries behind and do the things you want to do.

- | | | |
|----|-------------------|---------------------|
| 1 | Maldon Library | less than 0,1 miles |
| 2 | Shopping | 0.1 mile |
| 3 | Bus Stop | 0.1 mile |
| 4 | Bank | 0.1 mile |
| 5 | All Saints Church | 0.2 miles |
| 6 | Butcher | 0.2 miles |
| 7 | Opticians | 0.2 miles |
| 8 | Pharmacy | 0.2 miles |
| 9 | Hairdresser | 0.2 miles |
| 10 | Dentist | 0.2 miles |
| 11 | Post Office | 0.3 miles |
| 12 | Medical Centre | 0.4 miles |



Distances are for guidance only and sourced from Google Maps.





Lawrence Place



Tiptree
7.8 miles/
28 minutes

Chelmsford
10.6 miles/
32 minutes

Burnham-on-Crouch
12.5 miles/
41 minutes

Colchester
14 miles/
58 minutes

Lawrence Place



(from Hattfield
Peveler station)

Colchester
14 miles/
24 minutes

Manningtree
27 miles/
32 minutes

Ipswich
36.5 miles/
45 minutes

London Stratford
45 miles/
32 minutes

Lawrence Place



Tiptree
7.8 miles/
19 minutes

Stansted Airport
29 miles/
43 minutes

Ipswich
36.5 miles/
51 minutes

London Stratford
45 miles/
1 hour 2 minutes

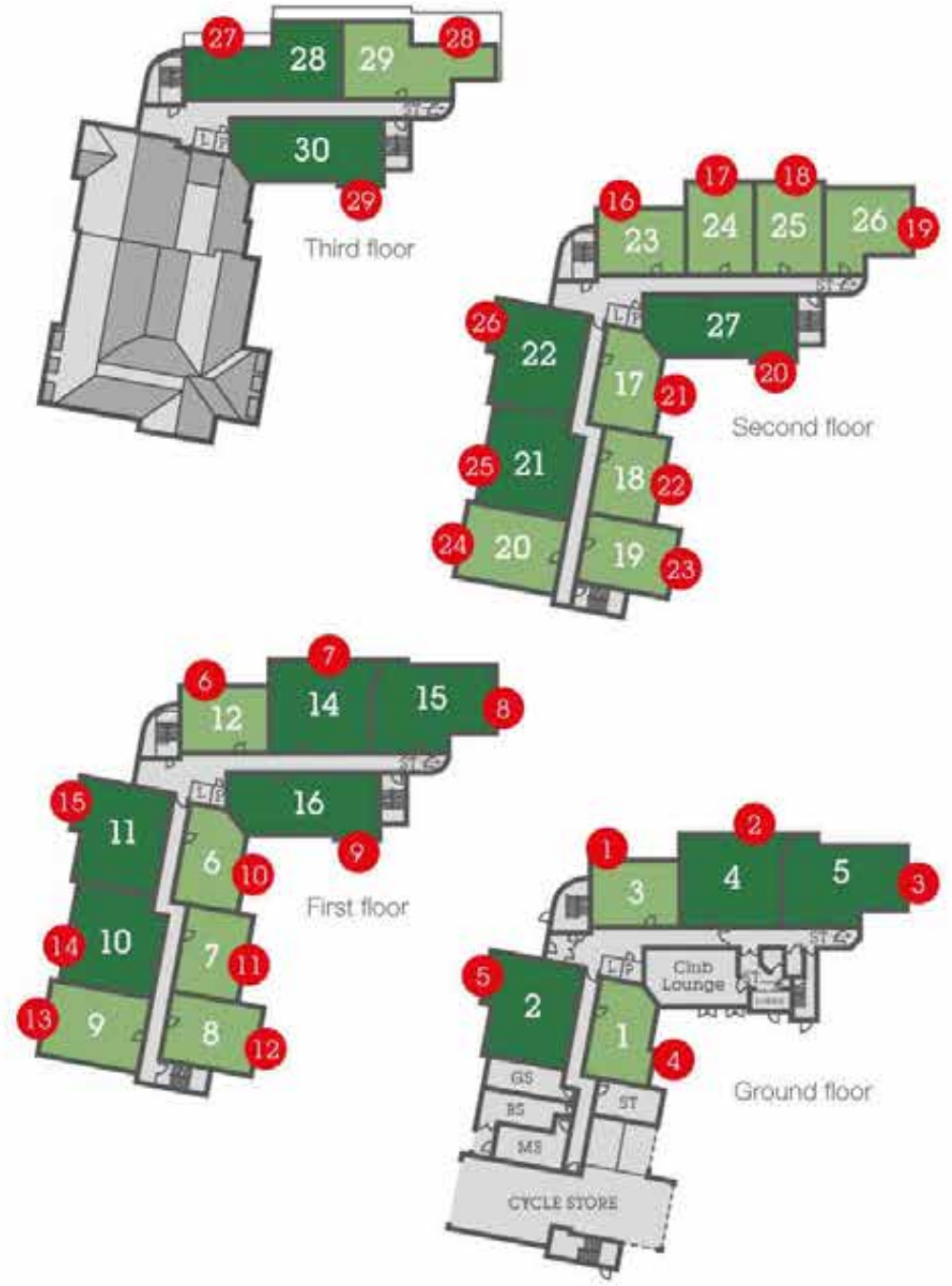
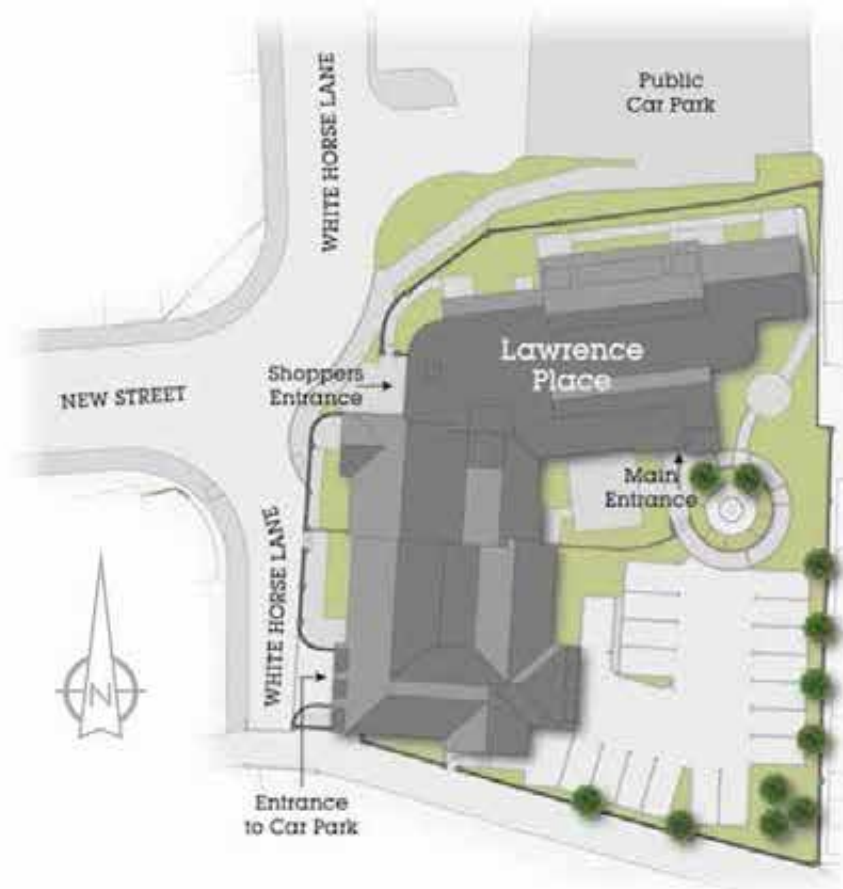


McCarthy & Stone

The UK's leading retirement housebuilder

Times are for guidance only and sourced from Google Maps, National Rail and First Bus.

Development layout and apartment locations



- GS - Guest Suite
- L - Lift
- MS - Mability Scooter Store
- OF - Office
- P - Plant Room
- BS - Bin Store
- ST - Store
- WC - Communal Toilet
- 1 bedroom apartment
- 2 bedroom apartment
- Postal Number

Site plan not to scale and for guidance only, refer to Sales Executive for more details.




McCarthy & Stone
The UK's leading retirement housebuilder

Computer generated image only, materials and colours may vary.

The Thames



* Door to plot 1 opens outwards

Apartments 1, 6 & 17

Living/Dining Room	6123mm x 3166mm	20'1" x 10'5"
Kitchen	2400mm x 2275mm	7'10" x 7'6"
Bedroom	3824mm x 3718mm	12'7" x 12'2"

The Kennet



Apartment 5

Living/Dining Room	6074mm x 3065mm	19'11" x 10'1"
Kitchen	2400mm x 2275mm	7'10" x 7'6"
Bedroom 1	5231mm x 3099mm	17'2" x 10'2"
Bedroom 2	4402mm x 3623mm	14'5" x 11'11"

- 1 bedroom apartment
- 2 bedroom apartment



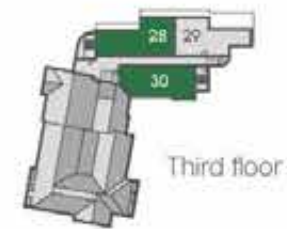
Ground floor



First floor



Second floor



Third floor

The Eden



Apartments 16, 27 & 30

Living/Dining Room	6123mm x 3967mm	20'1" x 13'0"
Kitchen	2400mm x 2190mm	7'10" x 7'2"
Bedroom 1	4989mm x 3975mm	16'4" x 13'0"
Bedroom 2	3975mm x 2908mm	13'0" x 9'6"

The Tweed



* Dummy window

Apartment 28

Living/Dining Room	4562mm x 3561mm	15'0" x 11'8"
Kitchen	5331mm x 2839mm	17'6" x 9'4"
Bedroom 1	4628mm x 3110mm	15'2" x 10'2"
Bedroom 2	3463mm x 3376mm	11'4" x 11'1"

W : built in fridge/freezer
 Wd : built in washer dryer*
 Ov : built in oven/microwave
 St: cupboard
 L : heated towel rail
 w : wardrobe
 Hws: hot water store

► denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They 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. Depicted furniture is indicative only. * Washer dryer located in store cupboard to types Eden, Tweed, Tay and Colne.

The Tay



Apartment 15

Living/Dining Room	6074mm x 3065mm	19'11" x 10'1"
Kitchen	2400mm x 2130mm	7'10" x 7'0"
Bedroom 1	5231mm x 3099mm	17'2" x 10'2"
Bedroom 2	4402mm x 2897mm	14'5" x 9'6"

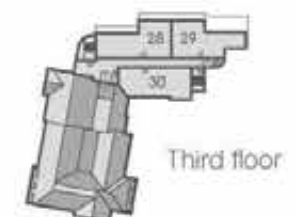
The Nene



Apartment 26

Living/Dining Room	6074mm x 3099mm	19'11" x 10'2"
Kitchen	2400mm x 2275mm	7'10" x 7'6"
Bedroom	3839mm x 2897mm	12'7" x 9'6"

- 1 bedroom apartment
- 2 bedroom apartment



The Stour



* Door to plot 14 opens inwards due to Juliette balcony
† Dummy window

Apartments 4 & 14

Living/Dining Room	7041mm x 3399mm	23'1" x 11'2"
Kitchen	2913mm x 2273mm	9'7" x 7'5"
Bedroom 1	6464mm x 3101mm	21'2" x 10'2"
Bedroom 2	5755mm x 2925mm	18'11" x 9'7"

The Mersea



Apartments 10 & 21

Living/Dining Room	7021mm x 3449mm	23'0" x 11'4"
Kitchen	2913mm x 2273mm	9'7" x 7'5"
Bedroom 1	4932mm x 2921mm	16'2" x 9'7"
Bedroom 2	5832mm x 3031mm	19'2" x 9'11"

: built in fridge/freezer : built in washer/dryer* : built in oven/microwave St : cupboard : heated towel rail w : wardrobe Hws : hot water store

► denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They 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. Depicted furniture is indicative only. * Washer/dryer located in store cupboard to types Eden, Tweed, Tay and Colne.

The Colne



* Dummy window.

Apartment 29

Living Room	4731mm x 4200mm	15'6" x 13'9"
Kitchen/Dining Room	4731mm x 2200mm	15'6" x 7'3"
Bedroom	4936mm x 3832mm	16'2" x 12'7"

The Chelmer



* Windows to plots 9 & 20 only
† Window only to plots 24 & 25

Apartments 8, 19, 24h & 25

Living/Dining Room	7212mm x 3399mm	23'8" x 11'2"
Kitchen	2912mm x 2273mm	9'7" x 7'5"
Bedroom	5011mm x 2865mm	16'5" x 9'5"

Apartments 9 & 20

Living/Dining Room	8162mm x 3399mm	26'9" x 11'2"
Kitchen	2912mm x 2273mm	9'7" x 7'5"
* Bedroom	5341mm x 3452mm	17'6" x 11'4"

* Bedroom to plot 9 differs in size, 5961mm x 3453mm / 19'7" x 11'4"
h † Denotes plot is handed

- 1 bedroom apartment
- 2 bedroom apartment



Ground floor



First floor



Second floor



Third floor

The Derwent



* Door to plot 3 opens outwards
 † Door to plot 3 opens outwards, window only to plots 7 & 18

Apartments 3, 12 & 23

Living/Dining Room	6124mm x 3224mm	20'1" x 10'7"
Kitchen	2400mm x 2150mm	7'10" x 7'1"
Bedroom	3929mm x 3333mm	12'11" x 10'11"

Apartments 7 & 18

Living/Dining Room	6124mm x 3148mm	20'1" x 10'4"
Kitchen	2400mm x 2275mm	7'10" x 7'6"
Bedroom	3929mm x 3284mm	12'11" x 10'9"

The Avon



* Door to plot 2 opens outwards
 † No corner window to plot 2

Apartments 2, 11 & 22

Living/Dining Room	7021mm x 3360mm	23'0" x 11'0"
Kitchen	2912mm x 2273mm	9'7" x 7'5"
Bedroom 1	5382mm x 3029mm	17'8" x 9'11"
Bedroom 2	4782mm x 2945mm	15'8" x 9'8"

W : built in fridge/freezer
 wd : built in washer dryer*
 ov : built in oven/microwave
 St: cupboard
 L : heated towel rail
 w : wardrobe
 Hws: hot water store

▶ denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They 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. Depicted furniture is indicative only. * Washer dryer located in store cupboard to types Eden, Tweed, Tay and Colne.

McCarthy & Stone... Bringing it all together

Greater freedom to do the things you want...

At McCarthy & Stone we pride ourselves on ensuring that each development is unique and is designed to blend harmoniously with the local architecture. The location is also high on the list of requirements and provides all the right connections either on foot, by bus, car or rail.

Knowing that our customers are also very individual, we take great care to provide privacy when you want it and assistance when you need it.

Our House Managers are carefully selected to ensure that they fully appreciate this important concept. They are often viewed as a friendly neighbour but they are there to ensure that the day to day management of the development runs smoothly inside and out. Without the maintenance worries of a larger family home, you can concentrate on doing the things you really enjoy.





McCarthy & Stone leading the way...

Renowned for our 5 star customer service, we are proud to be the largest provider of privately owned specialist retirement properties in the U.K. In the past 38 years we have built almost 50,000 apartments nationwide. We take great care to ensure our designs and specifications continue to move forward and in turn, our retirement solutions meet the needs of today's customers.



McCarthy & Stone
The UK's leading retirement housebuilder





Life. The only way to live it... is your way



McCarthy & Stone
The UK's leading retirement housebuilder

How to find Lawrence Place

White Horse Lane, Maldon, Essex CM9 5QR

From the M25

- Leave the M25 at junction 28 towards A12/Chelmsford
- Keep left at the fork, follow signs for A12/Chelmsford, merge onto A12
- Continue on A12 for approx. 15.2 miles
- Take the A414 exit
- At roundabout take the 3rd exit onto Maldon Road/A414
- At roundabout take the 2nd exit, stay on Maldon Road/A414
- Continue on A414
- At roundabout take the 1st exit, stay on Maldon Road/A414
- Continue on A414
- At roundabout take the 1st exit, stay on Maldon Road/A414
- At roundabout take the 1st exit onto Wycke Hill/A414
- Continue on A414
- At roundabout take the 2nd exit onto Spital Road
- At roundabout take the 2nd exit onto Fambridge Road
- Turn left onto White Horse Lane, Lawrence Place is on the right



Map not to scale



McCarthy & Stone

The UK's leading retirement housebuilder

Please call us free on 0800 201 4106 and we'll help you find the perfect apartment or visit mccarthyandstone.co.uk/lawrenceplace



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