

Artist Impression



Lock Court

Retirement apartments in the heart of Shrewsbury



 **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. Lock Court is a contemporary development of 21 one and 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 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. With an elegant façade, Lock Court has been created to blend in with the local architecture of Shrewsbury.

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 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[^], 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 mobility scooter charging point and private car parking on site*. The 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, 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 Lock Court

General

- Double glazing
- Walk in wardrobe in main bedroom
- Telephone and television point in living room and main bedroom(s)
- Sky/Sky+ connection point in living room
- Separate washer/dryer

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 shower
- En-suite bathroom in two bedroom apartments
- Fitted mirror
- Electric shaver socket
- Heated towel rail

- Extractor ventilation

Heating and finishes

- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture
- Underfloor heating

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
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment.



Development features

- Lounge for socialising
- House Manager
- Guest suite[^]
- Lift to all floors
- Landscaped garden
- Mobility scooter charging point[#]
- Car parking available on site to resident permit holders[#]
(Please ask the Sales Consultant for more details).



Guest suite



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

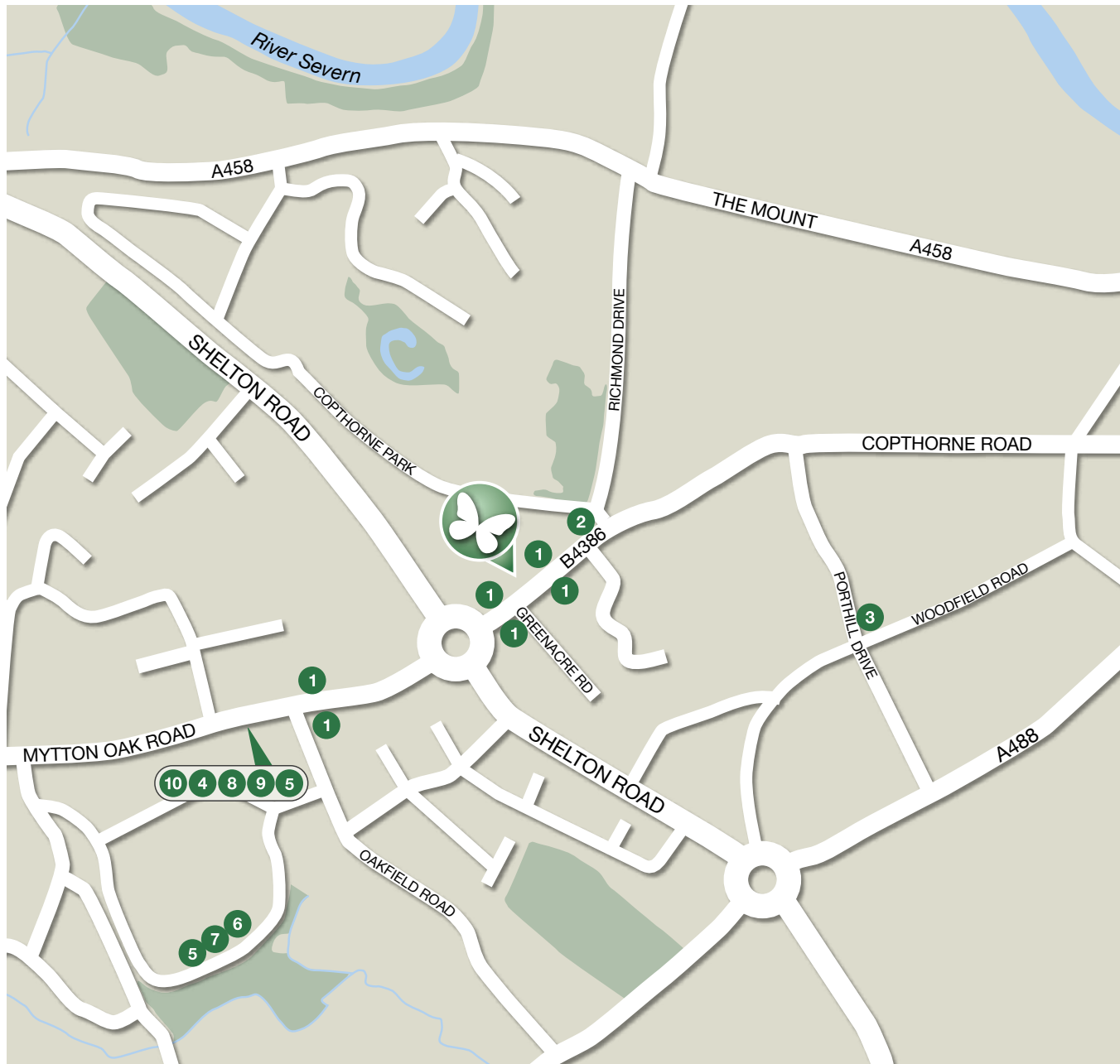


Lock Court

- 1 Bus Stop
- 2 Chiropodist
- 3 Convenience store
- 4 Fish and chip shop
- 5 Hairdressers
- 6 Health and fitness centre
- 7 Oakfield centre
- 8 Pharmacy
- 9 Post Office
- 10 Supermarket

Key

-  Shopping
-  Amenity





Quarry Park

Life in Shrewsbury

Set amidst the picturesque countryside, close to the Welsh borders, Lock Court is located in Copthorne, the sought-after Shrewsbury suburb. This is a popular medieval market town, packed with beautiful timber framed black and white buildings, a bustling town centre and historic landmarks.

Shrewsbury town centre is located only one mile from Lock Court and includes a vast range of shopping amenities, from high street names to independent boutiques. Visitors can also enjoy waterside views of the River Severn, which forms a loop around the town centre, offering enjoyable walks or even boat trips. For amenities closer to home, the development is only 400 metres from a nearby post office, Co-Op supermarket and fish and chip shop.

There are regular bus services directly outside Lock Court, which travels to and from the city centre and hospital. Other transport links include the railway station, which is just over a mile away, and includes regular services to major cities including London, Birmingham and Manchester.

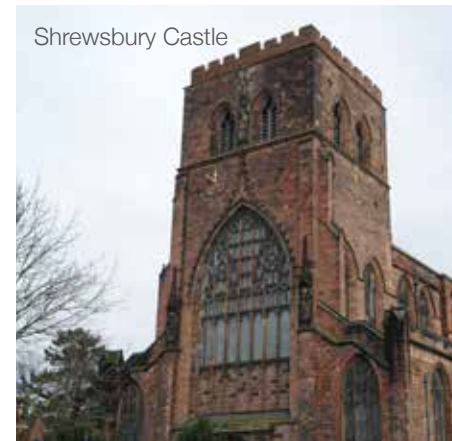
Not only does Lock Court have excellent transport links and amenities nearby, the site itself is located next to Copthorne Park, with many apartments benefiting from park-side views.



High Street



Copthorne Park

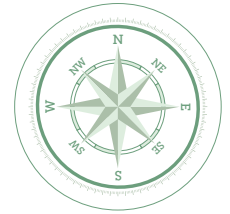


Shrewsbury Castle

Next steps...

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

Development Overview



Site & Ground Floor



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

- LC - Landlord Cupboard
- L - Lift
- MSCP - Mobility Scooter Charge Point
- PR - Plant Room
- S - Store
- St - Stairs

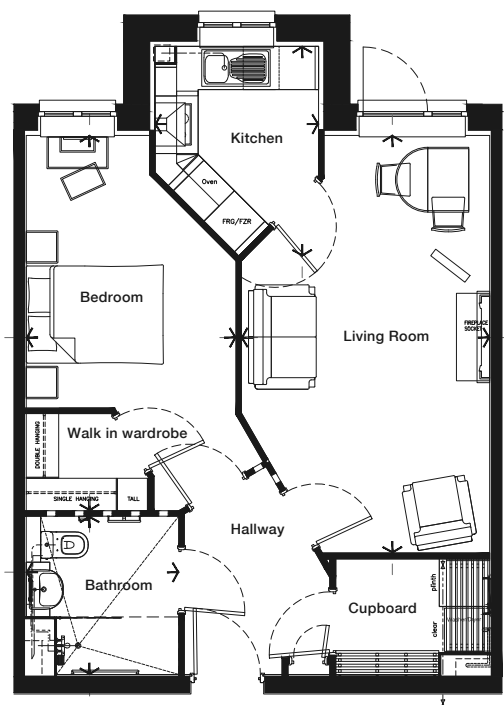
First Floor



Second Floor

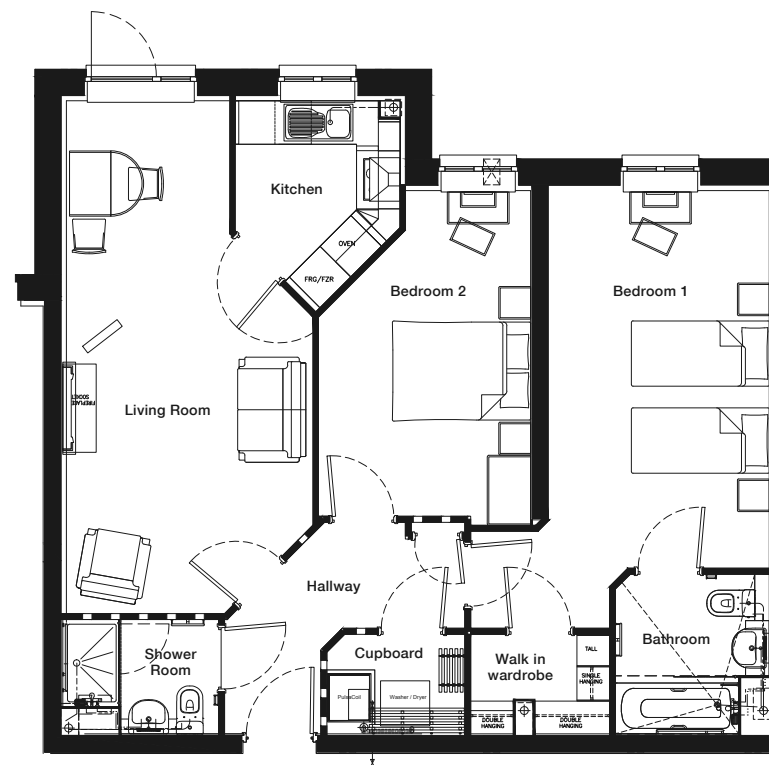


Typical one bedroom apartment



| | | |
|--------------------|---------------|-------------------|
| Living Room (Max.) | 19'0" x 11'4" | (5801mm x 3449mm) |
| Kitchen (Max.) | 9'7" x 7'5" | (2912mm x 2273mm) |
| Bedroom (Max.) | 17'1" x 9'7" | (5214mm x 2914mm) |
| Bathroom (Max.) | 7'3" x 6'11" | (2200mm x 2120mm) |

Typical two bedroom apartment



| | | |
|--------------------|---------------|-------------------|
| Living Room (Max.) | 23'6" x 11'4" | (7151mm x 3449mm) |
| Kitchen (Max.) | 9'7" x 7'5" | (2912mm x 2273mm) |
| Bedroom 1 (Max.) | 17'1" x 9'11" | (5214mm x 3029mm) |
| Bedroom 2 (Max.) | 17'1" x 9'7" | (5214mm x 2925mm) |
| Bathroom (Max.) | 7'3" x 6'11" | (2200mm x 2120mm) |
| Shower Room (Max.) | 7'1" x 5'2" | (2147mm x 1575mm) |

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 Lock Court

Copthorne Road, Shrewsbury, Shropshire, SY3 8LP

Tel: 0800 919 132

From the North & East (From the A5)

- At the roundabout on the A5 for the A458, take the exit signposted Shrewsbury (West & Centre) A458
- Continue straight over the next roundabout following the sign to Town Centre
- At the next T-junction bear right onto the Shelton Road B4380
- At the next roundabout take the 1st exit onto the Copthorne Road B4386
- In less than 400 yards you will see Lock Court on your right. Turn left onto Copthorne Park where you will find the entrance to the development

From the South & West (From the A5)

- At the roundabout on the A5 for the A5112, take the exit signposted Shrewsbury A5112
- Continue over the next roundabout following the sign to Meole Brace, Town Centre A5112
- At the next roundabout take the 2nd exit to Belle Vue, Porthill, Copthorne, Shelton (B4380)
- Continue straight over the next 2 roundabouts staying on the B4380
- At the next roundabout take the 3rd exit onto the Copthorne Road B4386
- In less than 400 yards you will see Lock Court on your right. Turn left onto Copthorne Park where you will find the entrance to the development



To find out more, call us on **0800 919 132**
or visit **www.mccarthyandstone.co.uk**

We're online, why not join us at 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, 100 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 Executive before travelling to view. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, South West House, 1 Embankment Way, Ringwood, Hampshire BH24 1EU • Tel: 01425 32200

February 2015