



# SOVEREIGN PLACE

LOUGHTON

A BOUTIQUE COLLECTION OF  
11 AGE-EXCLUSIVE CONTEMPORARY  
APARTMENTS CLOSE TO  
LOUGHTON TOWN CENTRE

**ORTUS**  
HOMES





## SOVEREIGN PLACE LOUGHTON

### WELCOME TO TOWN AND COUNTRY LIVING

Sovereign Place is a boutique-style development of 11 two bedroom apartments designed exclusively for purchasers aged 55 or over. Located off Church Hill, the development offers the best of both town and country living, being situated close to Loughton's bustling town centre with easy access to the beautiful Epping Forest.



### WHAT'S IN A NAME?

Sovereign Place is part of a new generation of age-exclusive properties, and its name celebrates the birth of Her Royal Highness Princess Charlotte of Cambridge, the latest member of the royal family's younger generation. The royal theme continues with each apartment, which bears its own, royal-themed name.







SOVEREIGN PLACE  
LOUGHTON

## ENJOY RELAXED, VILLAGE-STYLE LIVING

Close to Epping Forest, the largest public open space in the London area, Loughton is a relaxed, small town that has retained a village-like character and sense of identity.

During the Victorian and Edwardian eras, Loughton was a haven for leading artists and scientists of the time. With the arrival of the Eastern Counties Railway in 1856, the area became fashionable among the upper middle classes which in turn, influenced Loughton's mix of elegant architecture and street scenes.

Today, much of the town's classic vernacular remains. Medieval cottages, a wonderfully varied high street, grand former public buildings and a variety of Victorian and Edwardian villas all combine to create an attractive town that's conveniently close to the capital.





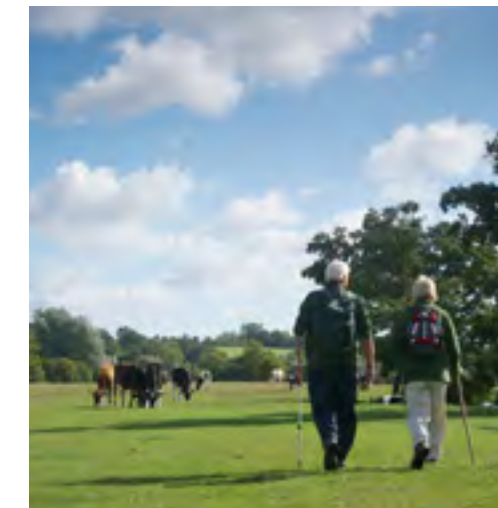
## LIVE YOUR LIFE TO THE FULL

Choosing the perfect retirement apartment is about much more than finding the perfect property in the ideal location. It's equally important that all the amenities you might ever need are nearby.

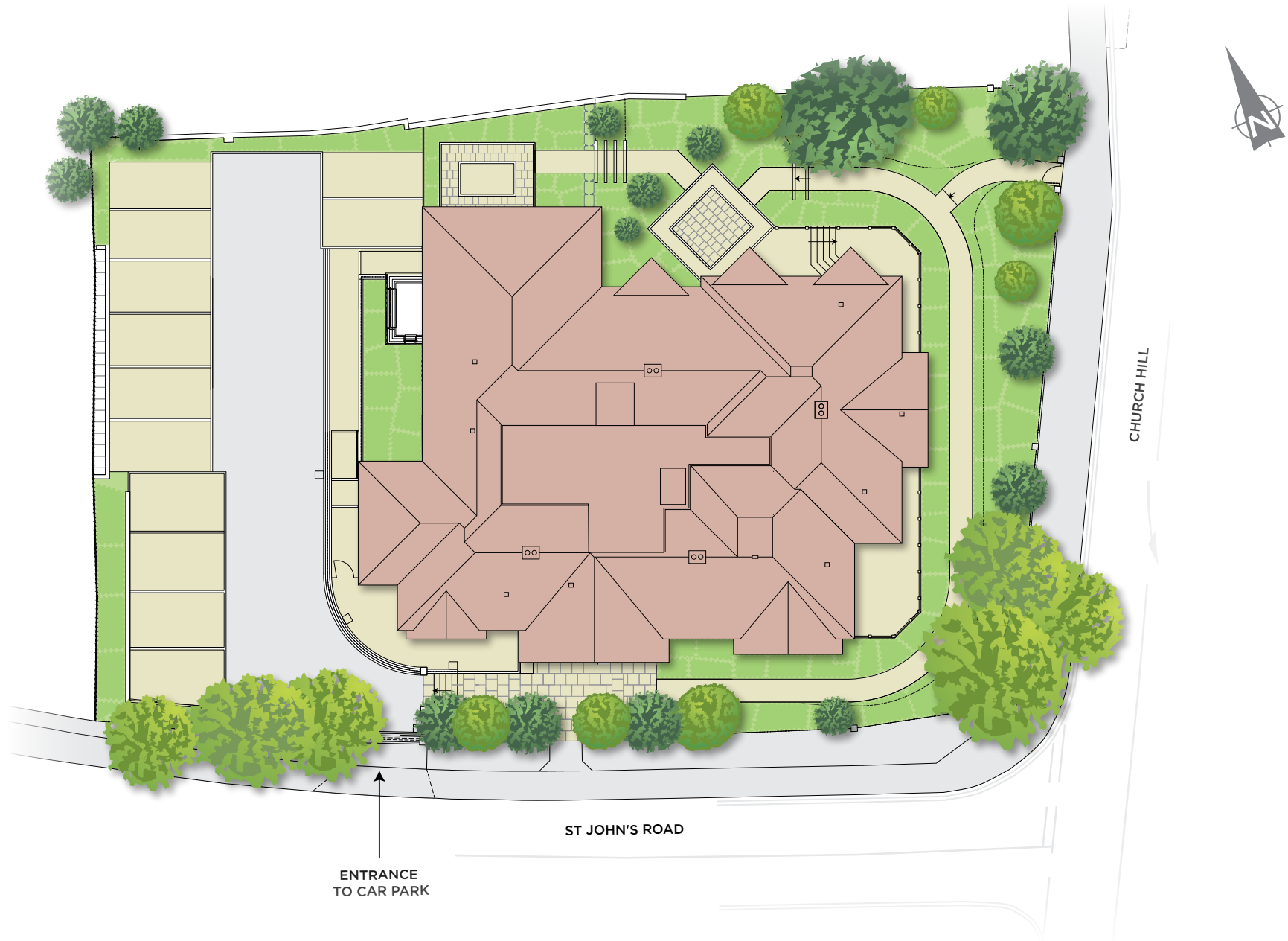
In Loughton variety is the order of the day. The town's thriving mix of small boutique shops and larger stores are never more than a stone's throw away.

Close to Sovereign Place are several distinctive shops and eateries, including a renowned local butcher on Church Hill, a friendly florist and a popular seafood restaurant. Slightly further afield down the High Street are yet more independently owned shops sitting alongside a number of easily recognised high street outlets.

Loughton also boasts several major supermarkets including a Marks & Spencer on Loughton High Road and a Sainsbury's Superstore on Old Station Road. Amid this relaxed atmosphere, Loughton offers residents plenty of pleasant distractions. From golf courses, horse riding and walks in Epping Forest to a tempting mix of traditional and modern shops and restaurants, there's always something to do and explore.



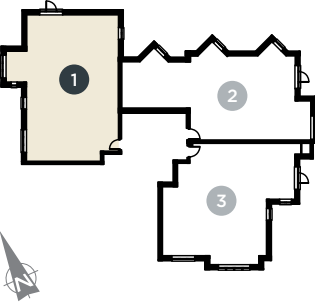




## DEVELOPMENT LAYOUT

Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained here in is a preliminary guide only. Ground levels and other variances are not shown.

### GROUND FLOOR

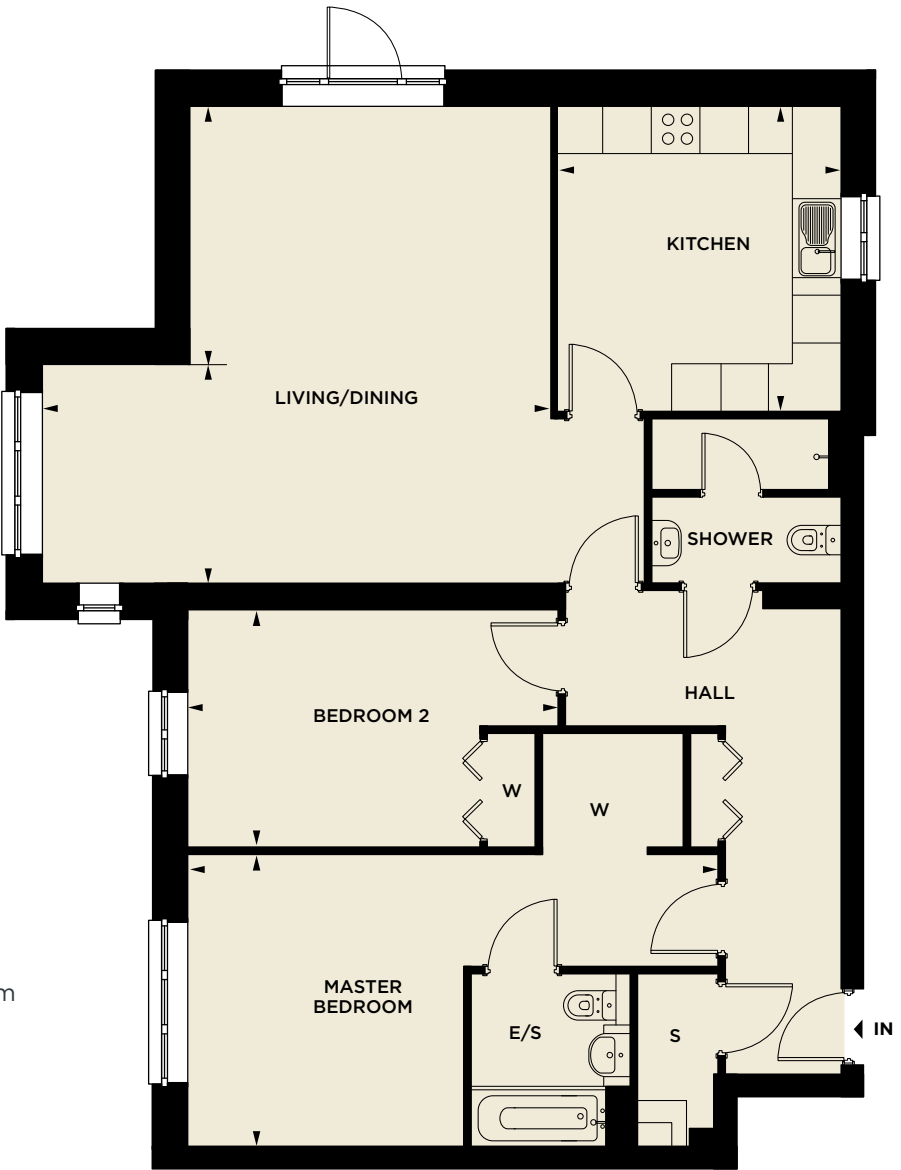


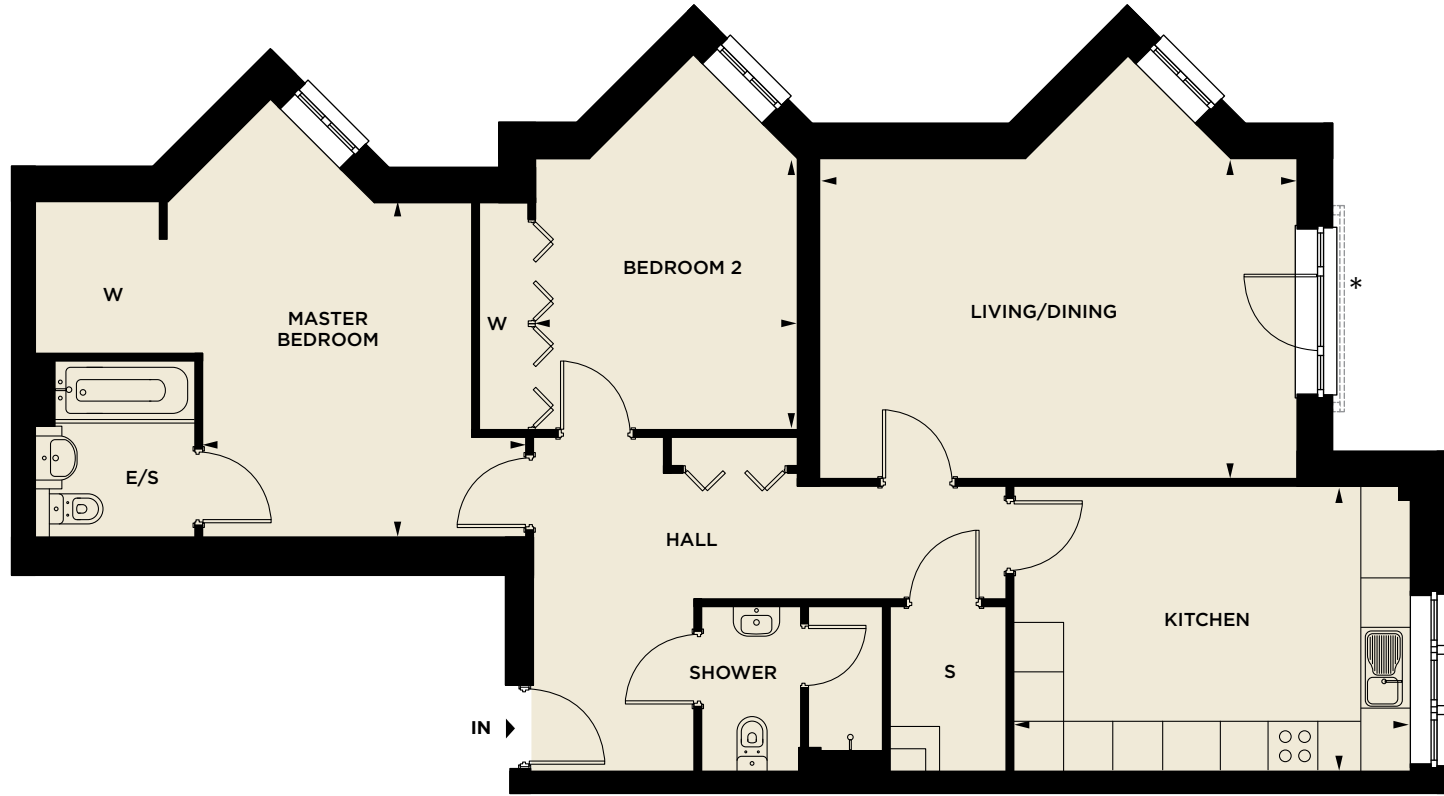
### THE CATHERINE 2 BEDROOM APARTMENT

|   |   |  |
|---|---|--|
| KITCHEN<br>12'8" × 11'9"<br>3860mm × 3575mm | DINING ROOM<br>21'1" × 9'4"<br>6430mm × 2855mm      | BEDROOM 2<br>15'4" × 9'9"<br>4672mm × 2960mm |
| LIVING<br>15'0" × 10'6"<br>4577mm × 3200mm  | MASTER BEDROOM<br>21'11" × 12'0"<br>6677mm × 3663mm |  |

**E/S** En suite **S** Storage **W** Wardrobe  
▲ Denotes points between measurements

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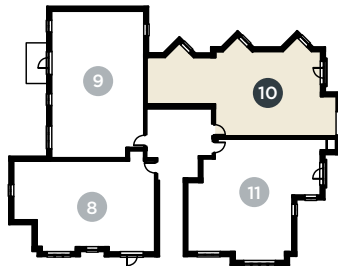


**THE DIANA**  
2 BEDROOM APARTMENT

|                    |                 |
|--------------------|-----------------|
| KITCHEN            | MASTER BEDROOM  |
| 16'0" × 11'6"      | 13'8" × 12'10"  |
| 4869mm × 3496mm    | 4175mm × 3922mm |
| LIVING/DINING ROOM | BEDROOM 2       |
| 19'2" × 13'0"      | 11'1" × 10'8"   |
| 5853mm × 3958mm    | 3382mm × 3255mm |

**E/S** En suite **S** Storage **W** Wardrobe  
▲ Denotes points between measurements  
····· Juliet balcony on first and second floor only  
\* Ground floor apartment living room door opens outward

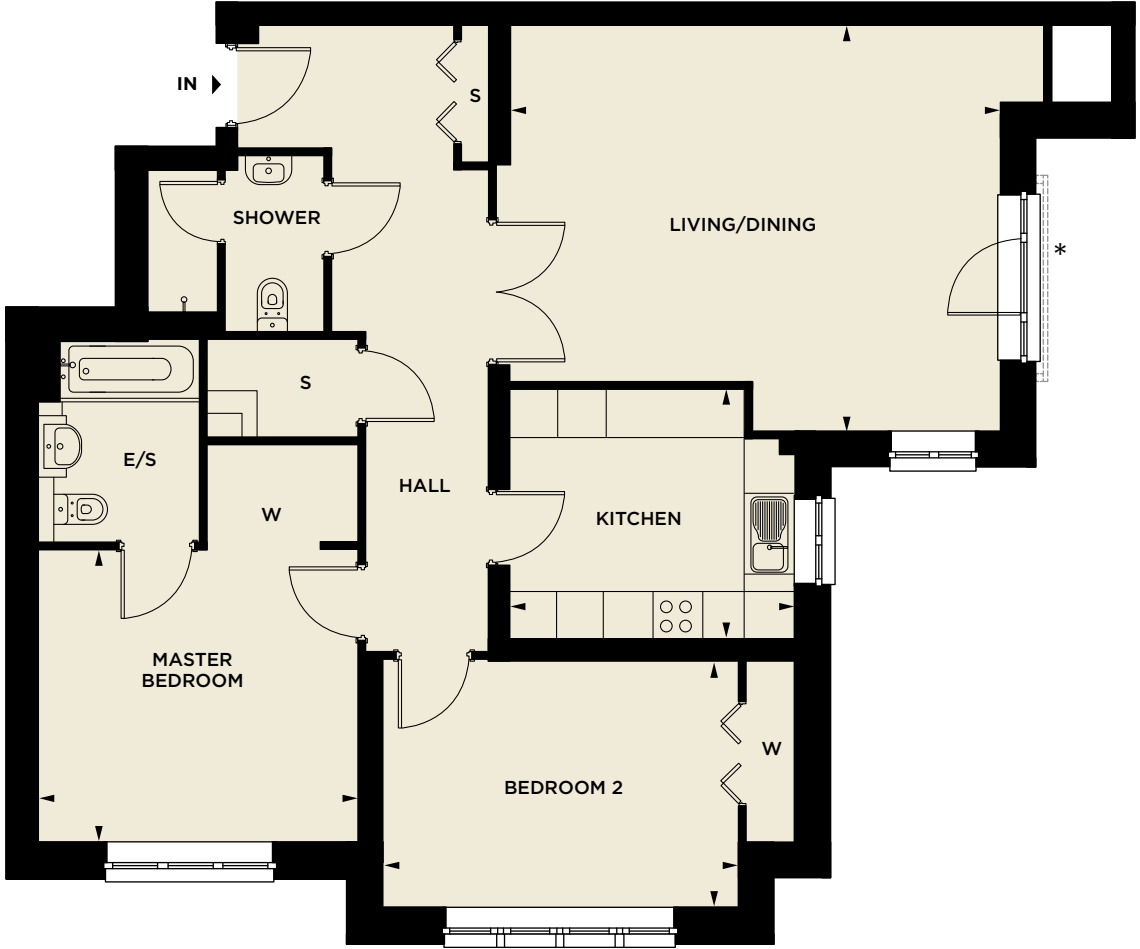
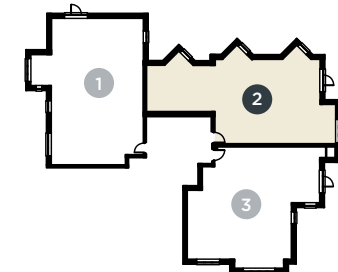
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



**THE WILLIAM**  
2 BEDROOM APARTMENT

|                    |                 |
|--------------------|-----------------|
| KITCHEN            | MASTER BEDROOM  |
| 11'8" × 10'0"      | 12'10" × 11'10" |
| 3555mm × 3050mm    | 3910mm × 3604mm |
| LIVING/DINING ROOM | BEDROOM 2       |
| 19'10" × 16'5"     | 14'7" × 10'0"   |
| 6035mm × 5003mm    | 4450mm × 3055mm |

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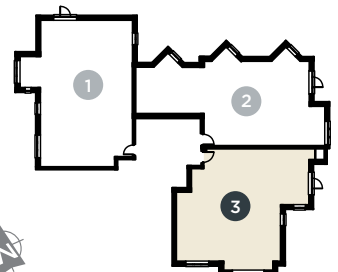
SECOND FLOOR

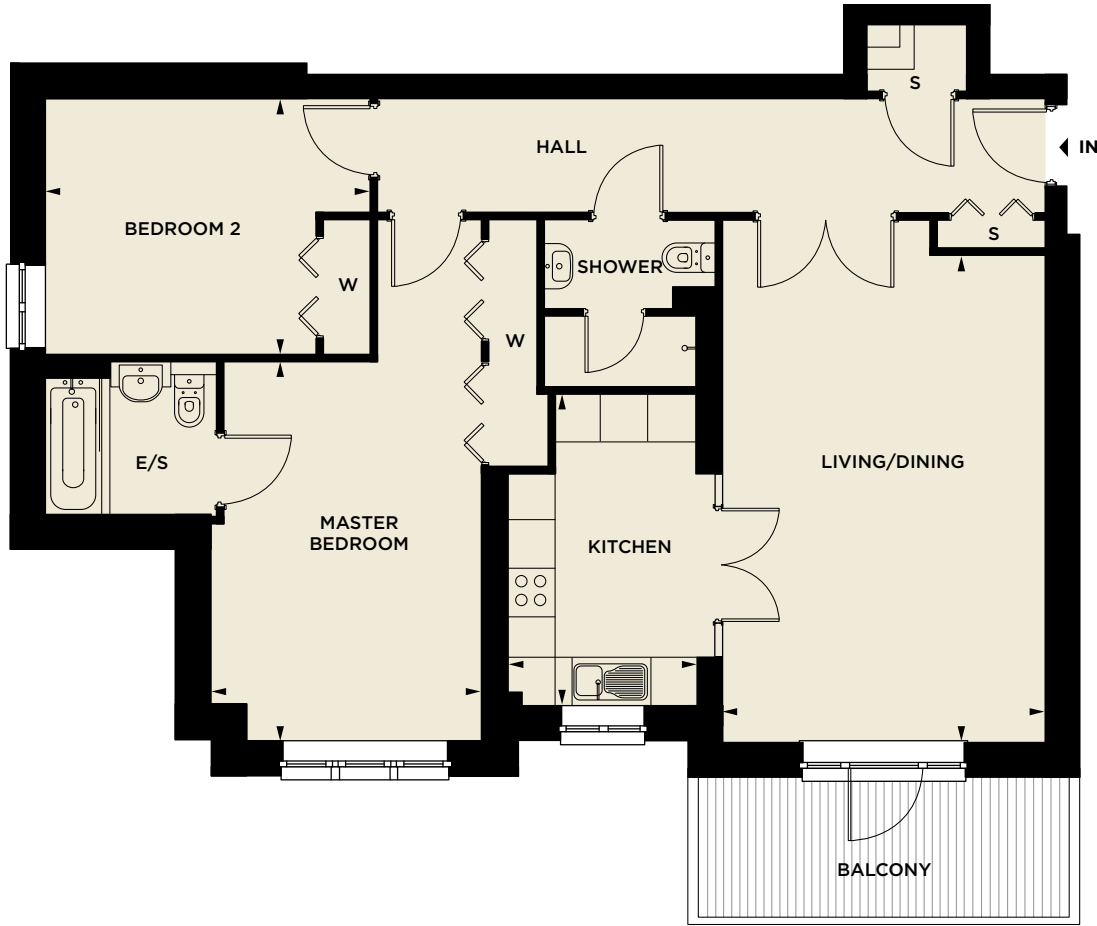


FIRST FLOOR



GROUND FLOOR





## THE CHARLOTTE

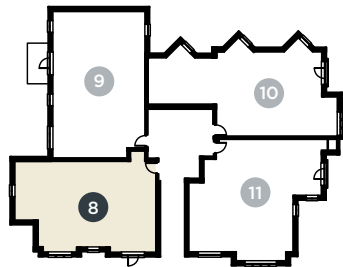
2 BEDROOM APARTMENT WITH BALCONY

| KITCHEN         | MASTER BEDROOM  |
|-----------------|-----------------|
| 13'0" × 7'9"    | 15'9" × 11'6"   |
| 3951mm × 2360mm | 4796mm × 3505mm |

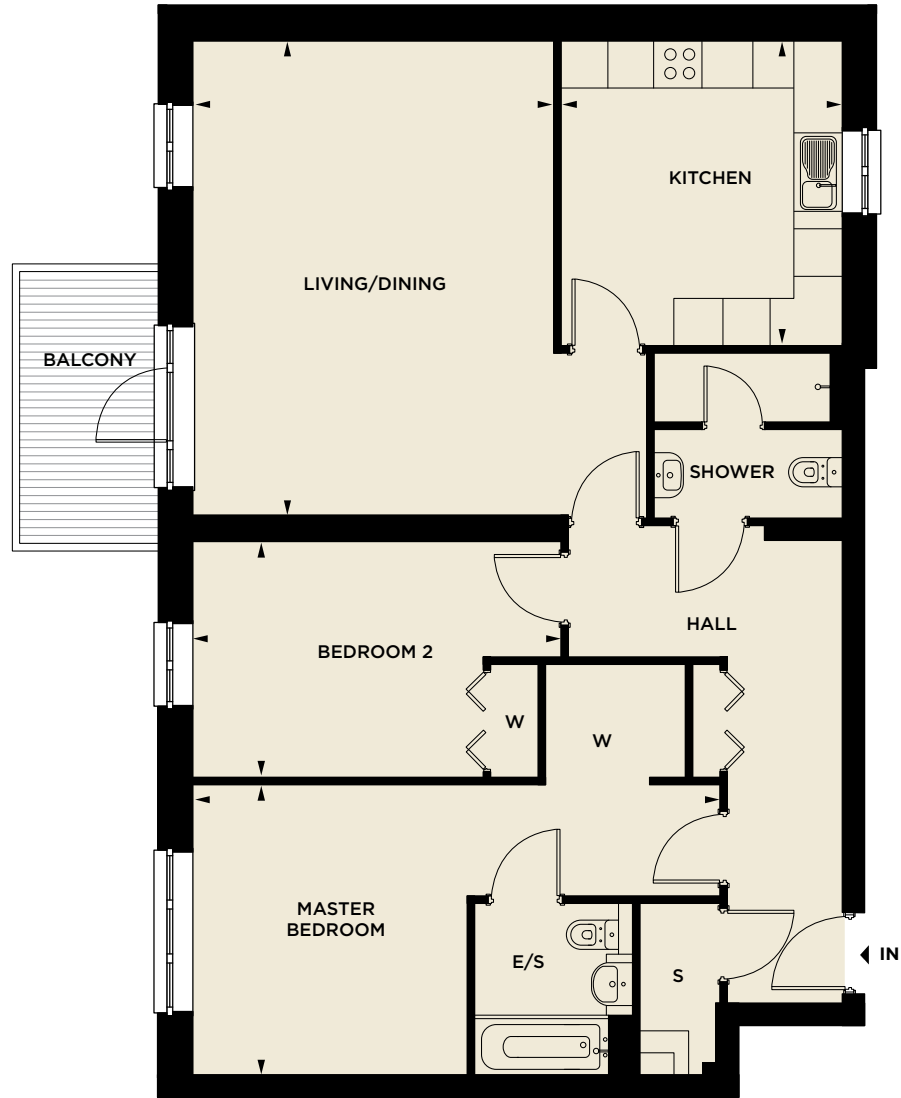
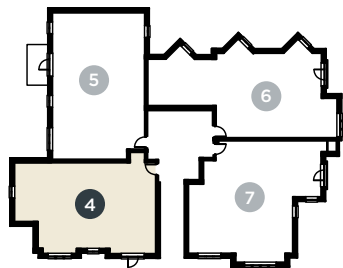
| LIVING/DINING ROOM | BEDROOM 2       |
|--------------------|-----------------|
| 18'10" × 13'6"     | 13'6" × 10'9"   |
| 5749mm × 4111mm    | 4123mm × 3265mm |

E/S En suite S Storage W Wardrobe  
▲ Denotes points between measurements

SECOND FLOOR



FIRST FLOOR



## THE GEORGE

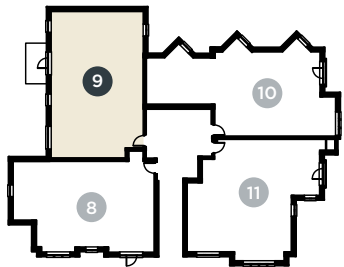
2 BEDROOM APARTMENT WITH BALCONY

| KITCHEN         | MASTER BEDROOM  |
|-----------------|-----------------|
| 12'9" × 11'9"   | 21'11" × 12'0"  |
| 3890mm × 3575mm | 6677mm × 3663mm |

| LIVING/DINING ROOM | BEDROOM 2       |
|--------------------|-----------------|
| 18'10" × 15'0"     | 15'4" × 9'9"    |
| 6055mm × 4577mm    | 4672mm × 2960mm |

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SECOND FLOOR



FIRST FLOOR







## SOVEREIGN PLACE LOUGHTON

### FLEXIBLE, ELEGANTLY DESIGNED INTERIORS

Every apartment at Sovereign Place has been intelligently designed to make the maximum use of the interior space. All of the properties feature a separate, designer fitted kitchen with integrated appliances.

All have a separate shower room as well as an en-suite bathroom, and some have private outside space in the shape of a balcony or terrace. Each apartment has its own allocated parking space.



#### KITCHEN

- Fitted kitchens with a gloss finish
- Stainless steel Neff appliances including an electric oven and hob with extractor hood and an integrated fridge/freezer, washer/dryer and dishwasher
- Stone composite work surface
- Under-mounted stainless steel 1½ bowl Blanco sink
- Under-unit halogen lighting
- Splash-back rising to 450mm behind hob
- Downlighters – white finish

#### BATHROOM / EN SUITE

- Contemporary white sanitary ware with chrome fittings by Roca
- European wall tiling to selected wall areas and matching floor tiling
- Fitted mirror
- Shaver point – satin chrome finish
- Downlighters – white finish

#### HEATING

- Electric underfloor heating

#### WINDOWS

- UPVC double glazed sealed units

#### FINISHES

- Smooth plastered walls and ceilings with white emulsion finish
- Contemporary style grooved 58mm architrave and 120mm skirting boards
- Veneered internal doors – white oak finish
- Latch ironmongery – satin chrome finish
- Wardrobe to master bedroom and most second bedrooms

#### SECURITY

- Intruder alarm system
- Mains-operated smoke detector
- Video security entry-phone system

#### COMMUNICATIONS

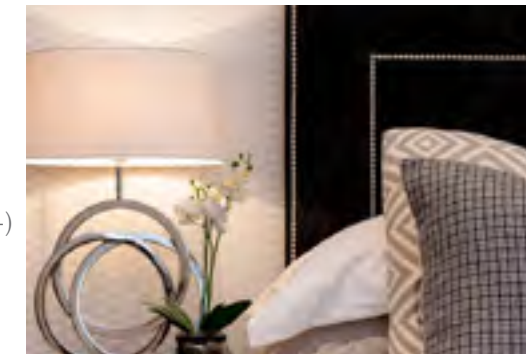
- Telephone outlet points to reception room and bedrooms
- Television outlet points to reception room (x2) and bedrooms
- Provision for satellite television (Sky+) purchaser's own decoder required
- Communal digital terrestrial television aerial

#### GENERAL

- Satin chrome-finish power outlet sockets and switch plates
- Balcony or terrace to some plots
- Smooth plastered walls and ceramic tiled flooring to communal entrance foyer, fitted carpet to communal hallway and staircase
- Communal Gardens

#### WARRANTY

- 10-year National House Building Council warranty



The company employs a policy of continuous improvement and reserves the right to alter or amend the specification as necessary and without prior notice. Please check with the sales executive for further details. Sky/Sky+ subject to a Sky subscription.





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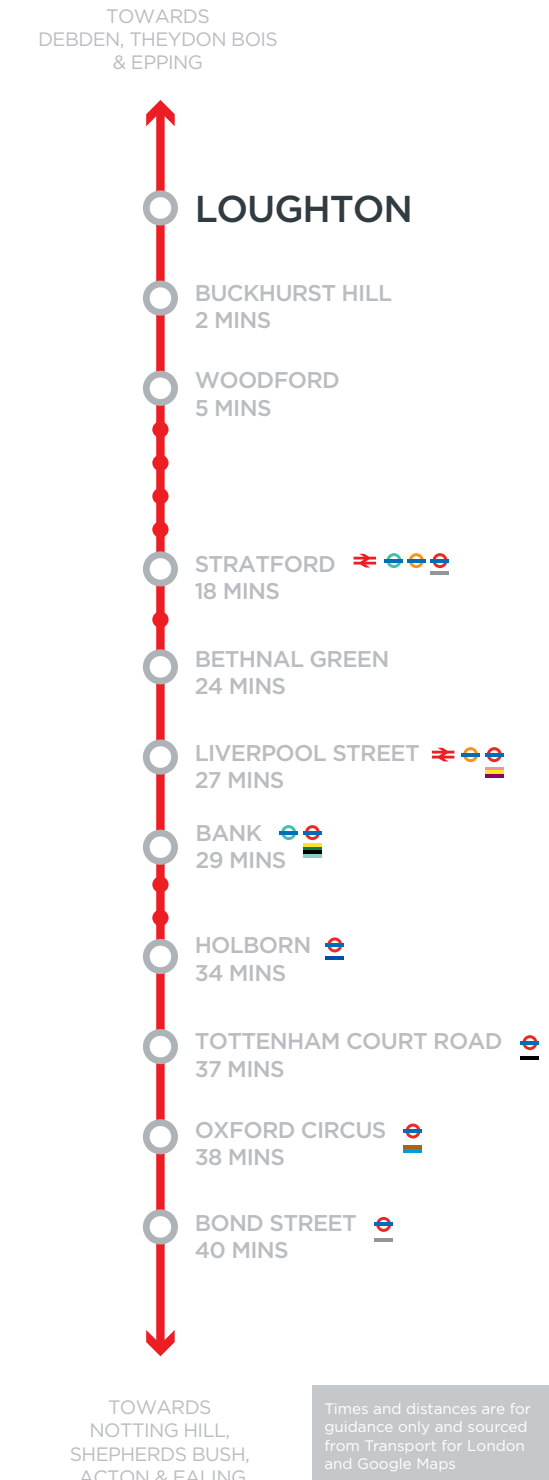
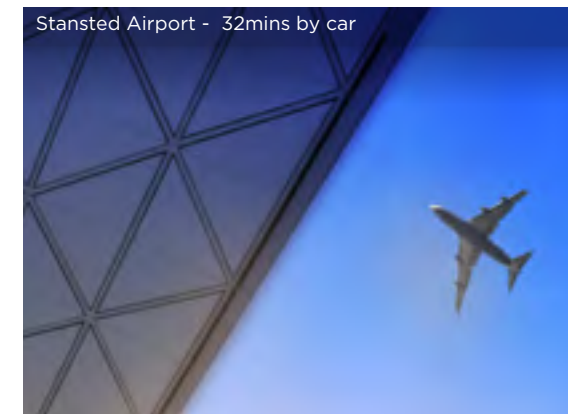
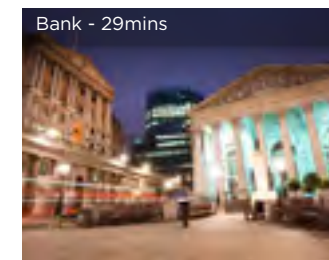
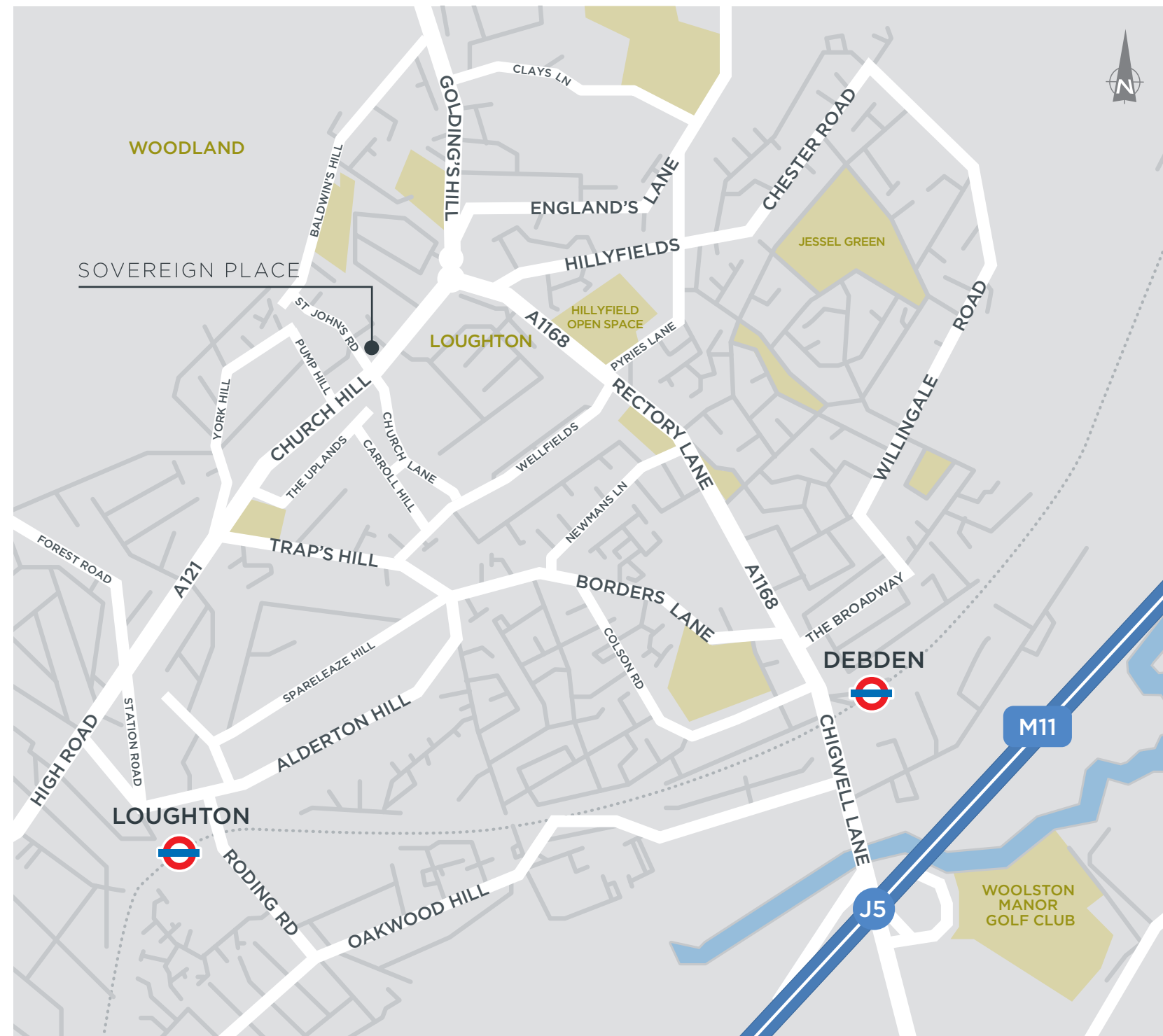
### EASY ACCESS TO THE HEART OF THE CAPITAL

Living in Loughton not only delivers a relaxed, village-like lifestyle. It also brings the convenience of excellent transport links.

Loughton is situated just 12 miles from the centre of London, which means that the A406 North Circular, the M11 and the M25 are all within approximately 10 minutes' drive. The town is also served by Loughton underground station, approximately 20 minutes' walk from Sovereign Place, from where the Central Line will take you into the heart of the capital.

From here, Bank in the heart of The City is a direct journey of just 29 minutes; Stratford City is only 18 minutes away, and Oxford Circus just 38 minutes, again, both direct journeys.

For those travelling in and around London, there are many frequent bus services to destinations such as Ilford, Chingford, and Walthamstow.







## INTRODUCING ORTUS FOR YOUR LEISURE YEARS

For those who wish to downsize from a larger family property and simply want to enjoy their leisure time then Ortus offers a fabulous age-exclusive retirement solution.

An excellent location, spacious apartment designs and the latest specifications all combine to make living easy, whether you are at home or away. Ortus developments offer off road private parking for each apartment and there are usually additional spaces for visitors. Upper floors are served by a lift and there is an elegant staircase for those keeping an eye on their waistline and fitness!

Attractive entrance hallways with console tables, beautiful artwork and atmospheric lighting all serve to create a stunning sense of arrival. Those looking to travel will very much appreciate the ability to “lock up and leave” whilst they head off to a cruise, city break or even just a visit to family or friends. Security is a given; each apartment is alarmed and a video door entry system is provided. Some Ortus developments also offer additional storage for those all-important golf clubs, suitcases and a few treasured items which may come in handy on occasion! Part of the renowned McCarthy & Stone Group, Ortus offers a superb retirement option for those with an active itinerary!







## SOVEREIGN PLACE

LOUGHTON

Sovereign Place, 108 Church Hill, Loughton, Essex IG10 1LH



Part of the McCarthy & Stone Group



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.

0800 201 4363 or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)

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