



Your life. Your way. Every day.

The Sidings - Lytham

ADLINGTON
— RETIREMENT LIVING —

LIFE WITHOUT COMPROMISE



THE SIDINGS LYTHAM

Nestled along a picturesque stretch of the Lancashire coastline lies the friendly seaside town of Lytham, home to our latest retirement community, The Sidings. Whether you love the character and atmosphere of the bustling town, the fresh sea air and renowned golf courses, or the comfort of your own home, The Sidings is the perfect place to explore. Dip into the nearby shops and amenities, discover the beautiful coast and enjoy life at your own pace.

Look a little closer and you'll find an inspiring new approach to retirement living that protects your independence, respects your privacy, surrounds you with friendly, like-minded people and can even take care of your everyday health and well-being.

Designed to help you make the most of every day, each of our spacious 1, 2 or 3 bedroom apartments includes thoughtful details, clever technology and handy features that make your home safer, easier to access and exceptionally comfortable.

Step outside your own apartment and you'll find communal areas created with the same attention to detail.

Dine out at the table-service restaurant, take a seat for a movie in the cinema room, pamper yourself in the therapy suite or meet friends and family in the homeowners' lounge. And, if the mood takes you, join in our active social programme and try a new hobby.

We also provide a 24/7 on-site support team 365 days a year, plus optional personal care packages tailored to your needs when you choose. You're free to live life at The Sidings, your way, every day.





A warm welcome guaranteed

When you move into The Sidings you're guaranteed the best of both worlds: a beautiful, self-contained apartment to call your own, and a place in a community full of people who see the world the same way, share your hobbies and interests, and bring colour and character to every occasion.

So, however you like to spend time and wherever you choose to relax, you're sure to find a friendly smile and a very warm welcome.

With a varied programme of social activities and get-togethers, making friends is easy too. Try your hand at arts and crafts, enjoy a dance lesson or take part in an exercise class. Or, if that all sounds a little too hectic, simply meet your closest friends and family for a coffee in the lounge.

And, when you're ready for a little quiet time, the comfort and privacy of your own home is only ever a short stroll away.

Join a thriving community





Everything on your doorstep

A carefree lifestyle

Everything on your doorstep

Step outside your home and you'll discover an extensive suite of communal facilities, reserved exclusively for you, your friends and your family.

Elegant table-service restaurant*

Enjoy a freshly-prepared breakfast or a delicious three-course lunch. Or, opt for a light bite from our deli menu when you have guests, don't feel like cooking or just fancy treating yourself.

Homeowners' lounge

Relax with your neighbours and friends in the homeowners' lounge and make the most of our Wi-Fi and coffee lounge.

Hairdressing salon*

Treat yourself in our dedicated hair salon and book an appointment with one of our experienced stylists. Or invite your regular hairdresser to pay a visit.

Therapy suite*

Enjoy a little pampering in our on-site therapy suite.

Activities studio

Make time to indulge your hobbies and interests in our fully-equipped studio.

Cinema room

Enjoy a night at the movies in our exclusive cinema room.

Landscaped gardens

For a breath of fresh air, step out into our beautiful landscaped gardens and the manicured grounds outside your home.

Guest suite*

If friends and family are visiting, we can provide a comfortable guest suite that allows them to stay overnight.

Mobility scooter and bicycle store

If you'd like to use a mobility scooter or store your bicycle, we provide a secure, dry storage facility, complete with electric charging points.

Car parking and EV charging points

Car parking is available and additional facilities are provided to charge electric vehicles.

*Additional charges apply

Care, consideration and companionship

From day one our priority is simple: to look after your health, happiness and well-being, and do all we can to improve your quality of life.

The moment you become a homeowner in one of our communities, you become part of an extended family that enhances and supports your independence, and takes care of you.

24/7 on-site support 365 days a year

If you ever need emergency help, we're here – 24 hours a day, 7 days a week - day or night, our friendly team are always available to assist.

Tailored personal care packages*

If you have specific care needs, we're happy to arrange a tailored personal care package that offers the support, comfort and the personal care you're looking for.

*Additional charges apply



Looking out for each other



Homes that really feel like home

The inspiration behind our new apartments was simple: to create spaces that made everyday life easier, simpler, safer and more comfortable.

We began by looking at the little details that make a big difference to how a home feels, such as natural light, a user-friendly layout, a private patio or balcony and smart, space-saving storage.

Next, we added quality fixtures and fittings to guarantee years of hassle-free living – like hardwearing 80% wool carpets that reduce heat loss and add a touch of luxury.

For peace of mind, an audio visual entry security system with viewing monitor, that allows you to see who's calling, without leaving the comfort of your home.

We also considered the practical needs of our homeowners and added special features including wider door frames and long-lever taps for easier use and better access, plus on-site parking is available.

Finally, we gave each and every apartment its own front door and letterbox. So, your home feels like your own from the very first day.





Fixtures and fittings

Kitchen

- Fully-fitted kitchen
- Integrated appliances
- Extractor hood
- Oven
- Hob
- Microwave
- Fridge freezer
- Dishwasher
- Automatic switch for ease of opening kitchen window

Bedrooms

- Thermostatically controlled heating system
- Fully-fitted 80% wool blend carpets
- Fitted wardrobes to master bedroom

Living room

- Thermostatically controlled heating system
- Feature fireplace with integrated fire
- Fully-fitted 80% wool blend carpets

Bathrooms

- Fully-tiled shower room
- Modern bathroom suite

Utility room*

- Spacious storage and utility cupboards

*Excluding 1-bedroom apartments

Details that make a difference everyday

Complete comfort

- Double glazing throughout
- Fully insulated for better sound-proofing and lower bills
- Thermostatically controlled heating
- High speed fibre Wi-Fi throughout the communal areas
- Pets welcome

Easy access

- Level access layouts with no steps to negotiate
- Two lifts to all floors
- Wider door frames for easy wheelchair access
- Switch-operated kitchen windows
- Internal store for mobility scooters, with charging facilities
- On-site parking

Total peace of mind for you and your family

- Audio visual entry security system with viewing monitor in your apartment and controlled entry to the building
- 24-hour call system linked directly to the on-site team, covering the entire building and gardens
- 24/7 on-site support team 365 days a year, plus personal tailored care packages available*
- Fire and smoke detectors throughout
- Protected by a 10-year NHBC

*Additional charges apply



Landscaped gardens to call your own

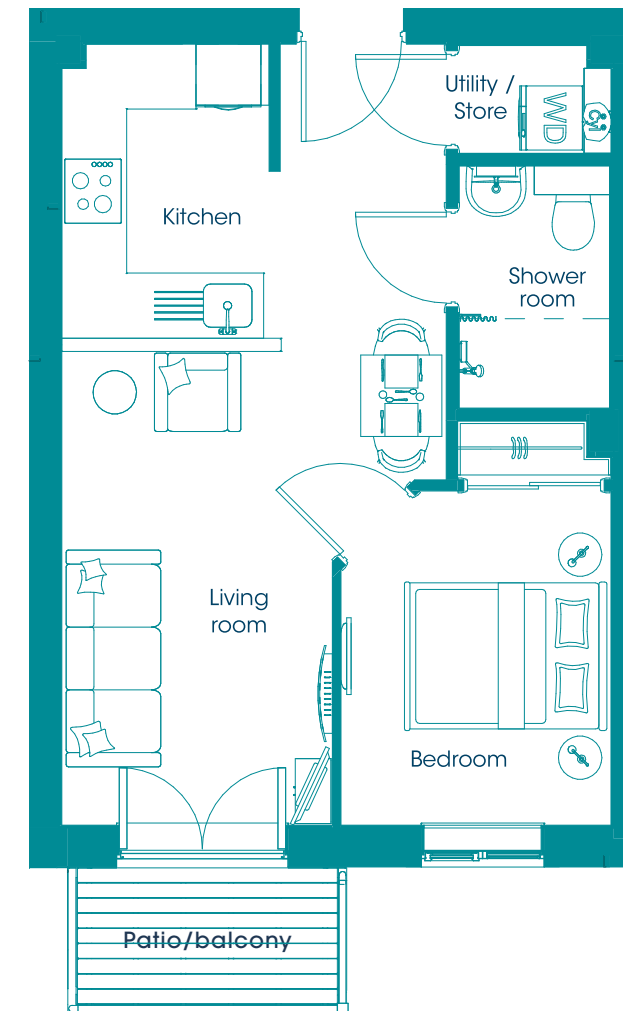
The outside of your new home has been designed with the same thoughtfulness and attention to detail as the interior.

Walk out of your apartment and in seconds you'll be in a beautiful landscaped garden, with quiet corners and relaxing spaces to watch the world go by. And best of all, you won't have to lift a finger when it comes to gardening or maintenance.

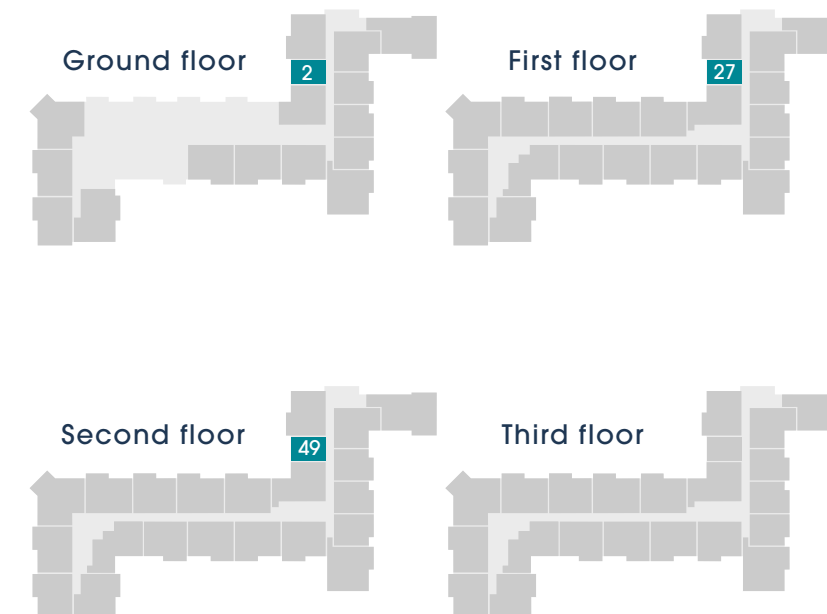
Plan of The Sidings



One bedroom apartments



Location



Typical Dimensions:
35.56m² / 394ft²

Kitchen
2.73m x 2.02m (8'11" x 6'7")

Living room
4.45m x 3.55m (14'7" x 11'8")

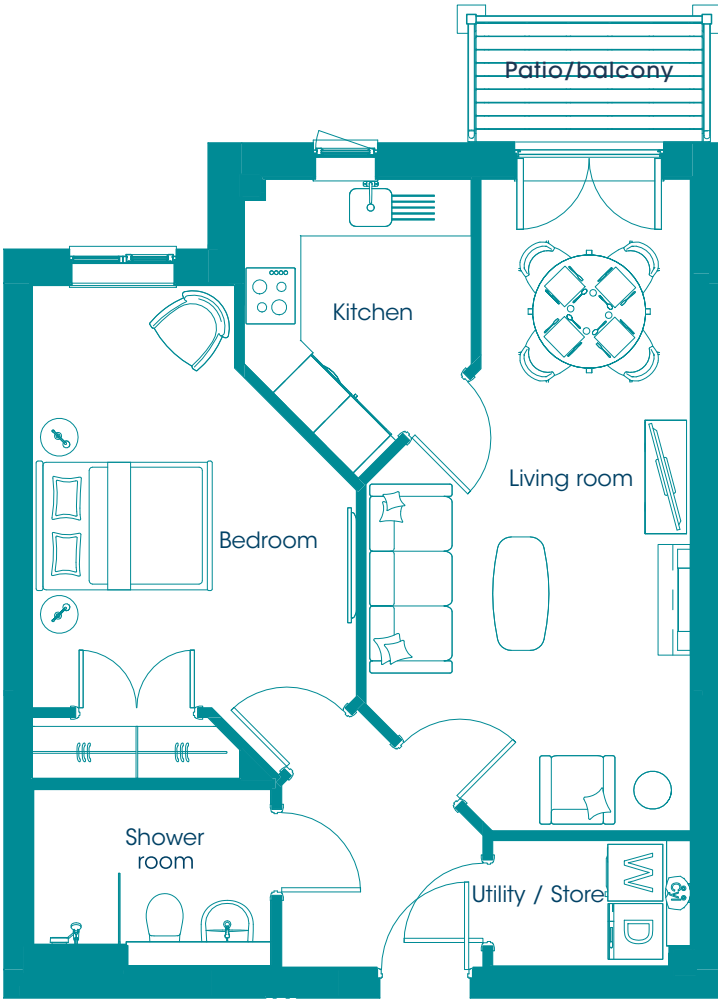
Bedroom
3.09m x 2.49m (10'1" x 8'2")

Shower room
2.23m x 1.39m (7'4" x 4'7")

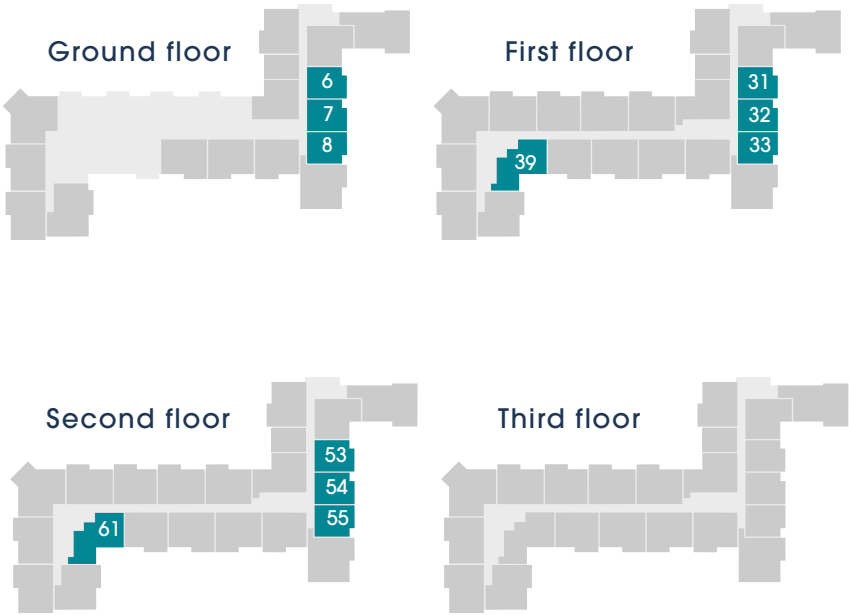
Utility/Store
1.42m x 1.00m (4'8" x 3'3")

*Floorplans show indicative layouts and dimensions but are not representative of any individual plot. Apartments are sold unfurnished unless otherwise stated. For confirmation of the layout and dimensions of a specific plot please ask your sales consultant.

One bedroom deluxe apartments



Location



Typical Dimensions:
55.68m² / 599ft²

Kitchen
3.16m x 2.41m (10'5" x 7'11")

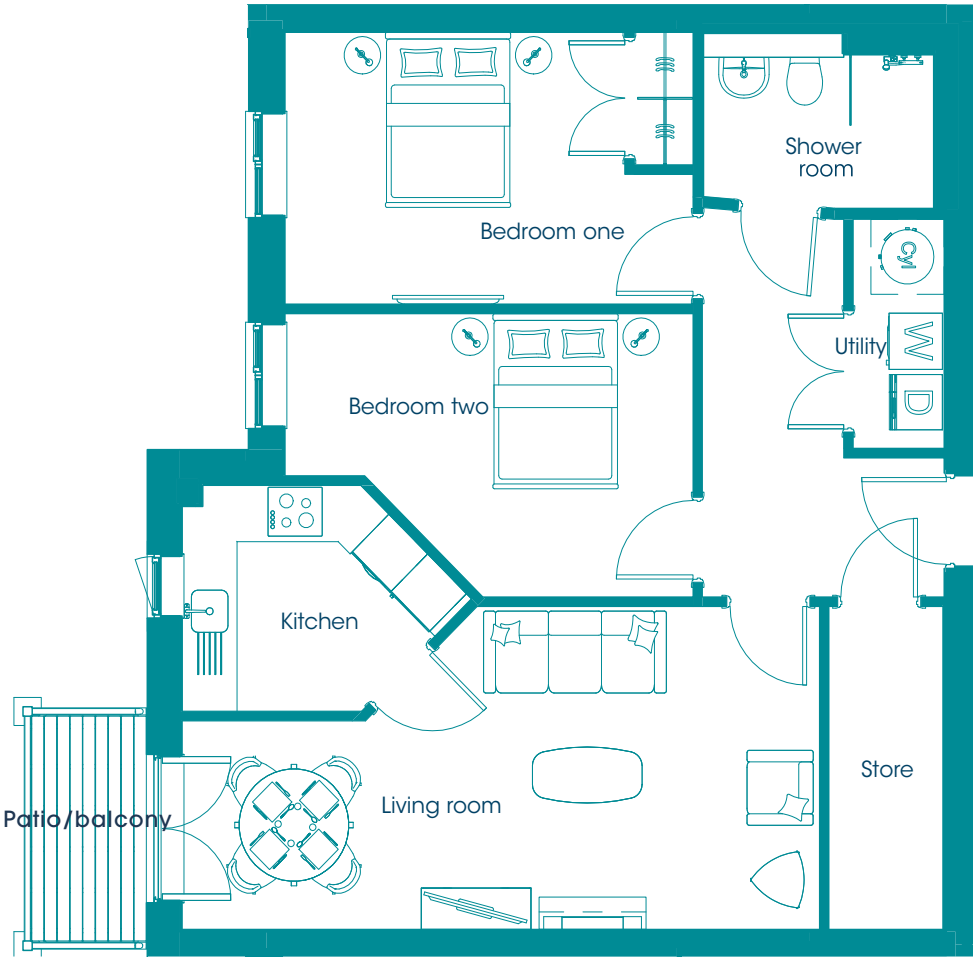
Living room
6.89m x 3.44m (22'7" x 11'4")

Bedroom
4.47m x 3.44m (14'8" x 11'3")

Shower room
2.51m x 1.86m (8'3" x 6'1")

Utility/Store
2.10m x 1.33m (6'11" x 4'4")

Two bedroom apartments



Location



Typical Dimensions:
74.38m² / 801ft²

Kitchen
3.16m x 2.41m (10'5" x 7'11")

Living room
6.97m x 3.44m (22'11" x 11'4")

Bedroom one
4.46m x 2.90m (14'8" x 9'6")

Bedroom two
4.46m x 3.02m (14'8" x 9'11")

Shower room
2.51m x 1.86m (8'3" x 6'1")

Utility
2.44m x 0.99m (8'0" x 3'3")

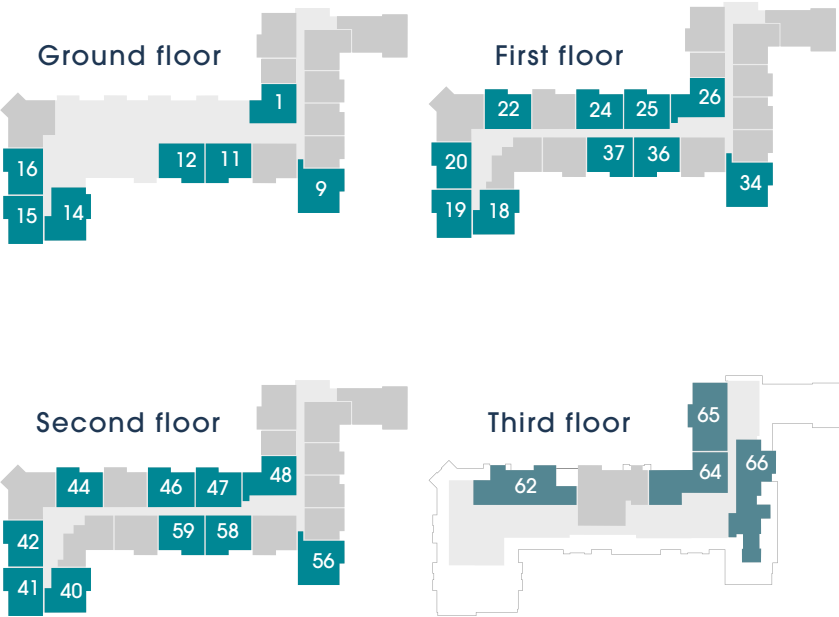
Store
3.44m x 1.25m (11'4" x 4'1")

Two bedroom en-suite apartments

Three bedroom apartments



Location



Typical Dimensions: 79.98m² / 861ft²

- Kitchen**
3.16m x 2.41m (10'5" x 7'11")
- Living room**
6.92m x 3.44m (22'9" x 11'4")
- Bedroom one**
5.41m x 2.90m (17'9" x 9'6")
- Bedroom two**
4.21m x 3.81m (13'10" x 12'6")
- Bathroom**
2.51m x 1.67m (8'3" x 5'6")
- En-suite shower**
2.51m x 1.86m (8'3" x 6'1")
- Utility**
1.40m x 0.69m (4'7" x 2'3")
- Store**
2.61m x 1.30m (8'7" x 4'3")

Location



Typical Dimensions: 99.27m² / 1069ft²

- Kitchen**
2.70m x 2.77m (8'10" x 9'1")
- Living room**
5.45m x 6.15m (17'10" x 20'2")
- Bedroom one**
2.58m x 5.21m (8'6" x 17'1")
- Bedroom two**
4.51m x 2.60m (14'9" x 8'7")
- Bedroom three**
2.60m x 3.76m (8'7" x 12'4")
- Bathroom**
1.67m x 2.74m (5'6" x 9'0")
- En-suite shower**
2.57m x 1.86m (8'5" x 6'1")
- Utility**
0.69m x 1.90m (2'3" x 6'3")
- Store**
2.60m x 1.04m (8'6" x 3'5")



A hassle-free way to move

Moving to The Sidings is almost as easy and trouble-free as living here.

- We help you to sell your own property by liaising with estate agents and organising a valuation on your behalf
- We work closely with moving specialists to help with de-cluttering your current home, packing and unpacking – stress-free
- We'll help you settle into your new surroundings with a personal tour of your new apartment and a free 8-hour handyman service to help with hanging curtains and pictures

- We also provide the services of a Personal Clerk to take care of paperwork, redirect post, and register you with the utility companies

And to make sure you feel at home on moving-in day, you'll receive a complimentary meal in our restaurant.

Lower living costs

All of our communities are packed with energy-efficient features to help reduce your bills, such as full thermal insulation, double-glazing and cost-effective heating.

A monthly Service and Well-being Charge takes care of our 24-hour on-site team, restaurant facilities, communal area cleaning, heating and lighting, water charges to your home, cleaning of all external windows, buildings insurance and garden maintenance.

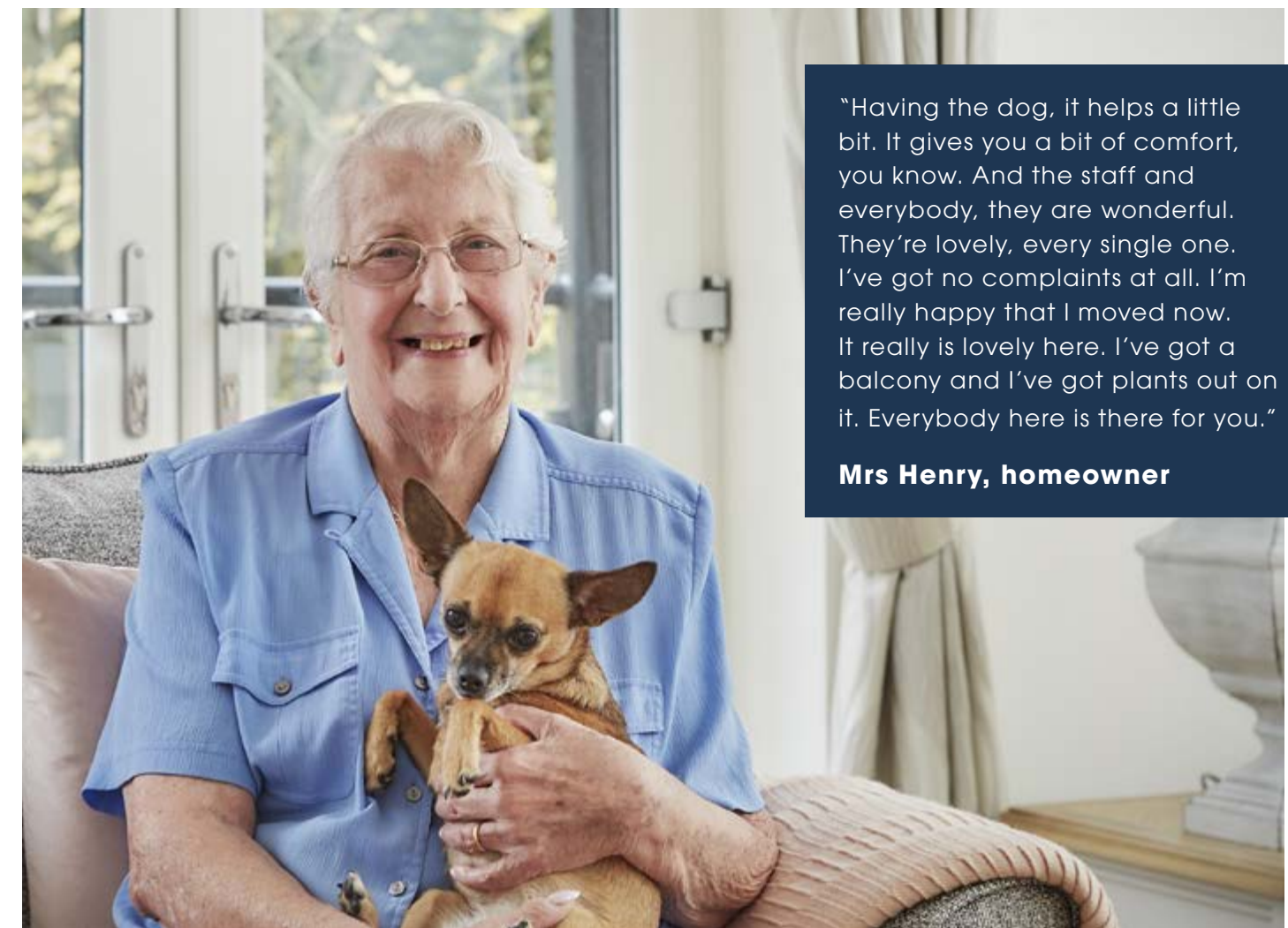
While your own household expenditure should reduce when you move to The Sidings, it's important to remember that you'll still typically be responsible for:

- Council tax
- Your apartment electricity
- Contents insurance
- Telephone and broadband
- TV Licence for your apartment
- Satellite TV to your own apartment (though a communal dish is already provided)



"I had always thought I would move home in the future but when I came to look at Adlington I thought this is the future. The day I moved in I sat out on my balcony and thought this is absolute bliss - and I have never stopped thinking that."

Mrs Burgess, homeowner



"Having the dog, it helps a little bit. It gives you a bit of comfort, you know. And the staff and everybody, they are wonderful. They're lovely, every single one. I've got no complaints at all. I'm really happy that I moved now. It really is lovely here. I've got a balcony and I've got plants out on it. Everybody here is there for you."

Mrs Henry, homeowner



"It's been a big relief not having to worry about doing jobs. We've had one or two jobs that needed doing and we have a very good handyman here and we get a lot of help. Our two sons think we have made the right move. I actually love it. I feel like I'm on my holidays!"

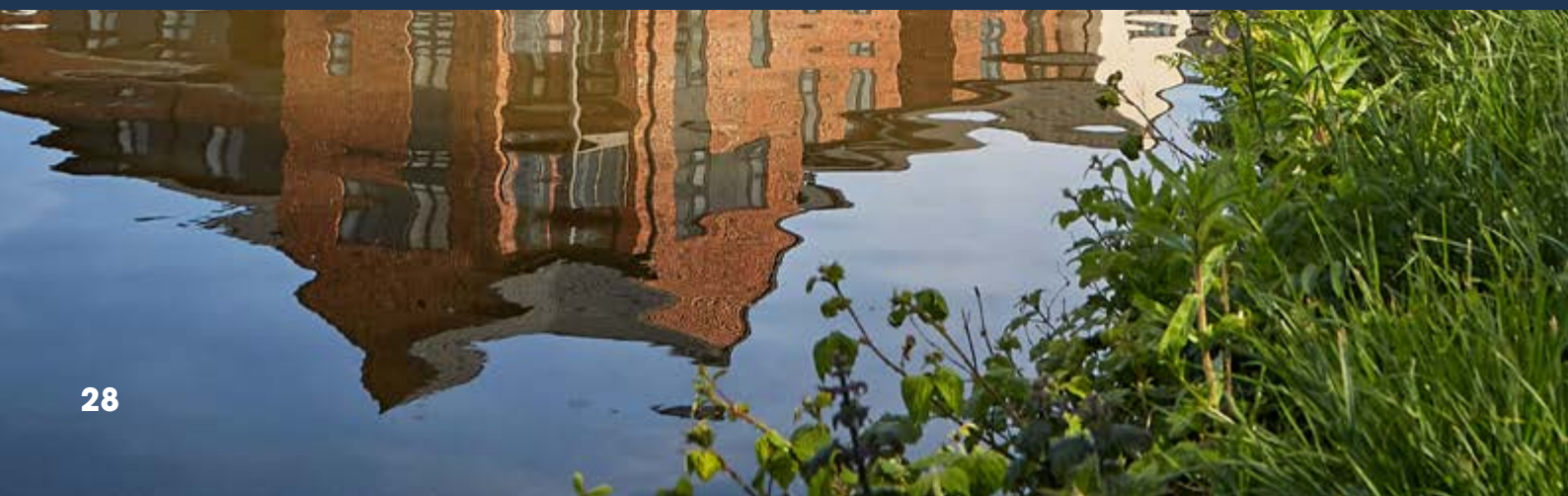
Mr & Mrs Braithwaite, homeowners

Our innovative apartments and retirement communities don't just win over homeowners and their families; they also win the recognition of our industry peers.

We have built award-winning retirement communities in Otley, West Yorkshire, Portishead, Somerset, Macclesfield, Cheshire and Romiley in Stockport at the National WhatHouse? Awards for 'Best Retirement Development in the UK'.



Award-winning retirement living



A unique vision of later life

Adlington Retirement Living is part of the respected Gladman Group of companies, which has been in the development industry for over 35 years. We're committed to creating quality homes for the older generation who want to remain independent.

All our communities are specifically designed for retirement living and

feature spacious apartments, with 24-hour on-site team, plus the option to add bespoke personal tailored care packages required now or in the future.

Our first development, in Rhos-on-Sea, Wales, was launched in 2009 and we now have over 800 homeowners across the North West, Yorkshire, Midlands and the South West.



All information stated in the brochure is correct at time of printing. Details are given as a general guide and may be subject to alteration. The plans or photographs do not represent any contractual offer or obligation on behalf of Adlington. For individual apartment details please ask the sales team. The plans shown are not to scale and the dimensions should be used for reference only and should not be relied upon for ordering furniture and fittings. Apartments are sold unfurnished unless otherwise stated. Measurements are based on the original plans and are taken wall to wall to a tolerance of 50mm and are taken as a maximum where appropriate.



Explore the local area

Located on the Fylde coast in Lancashire is the picturesque seaside town of Lytham, famous for its golf courses with the renowned Royal Lytham and St Annes Golf Club just a stone's throw from our brand new community.

Enjoy with a wide choice of independent shops, stylish restaurants and open sandy beaches just a stroll away from The Sidings. Or, if you prefer to venture a little further, the railway station is a two minute car journey away. With plenty of amenities right on your doorstep including the popular Booth's supermarket, you'll never have to go far to find what you're looking for.

If exploring the great outdoors is more your thing, take a stroll along the promenade and enjoy the views of the award winning St Annes Beach Huts, visit the historic Lytham Windmill or escape for a relaxing afternoon at the Fairhaven boating lake.



How to find us

We're situated in the heart of the town next to the Booth's supermarket.

The Sidings is accessible via North Warton Street. Take a turning onto Wharf Street to find the main entrance.

Parking is available on-site.

**The Sidings, Wharf Street,
Lytham, FY8 5DP**





THE SIDINGS

LYTHAM

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Adlington Retirement Living is the trading name of Gladman Retirement Living Ltd.
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