



*Joules Place*

Market Drayton

**McCarthy Stone**

Retirement living *your way*





# Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

## Contents

Live life your way, with Retirement Living	4
Welcome to Market Drayton	6
Joules Place	8
Development overview	14
Property details	16
Our service charge explained	18



# Live life your way

## with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite<sup>^</sup>, which has en-suite facilities.

### Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week\*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

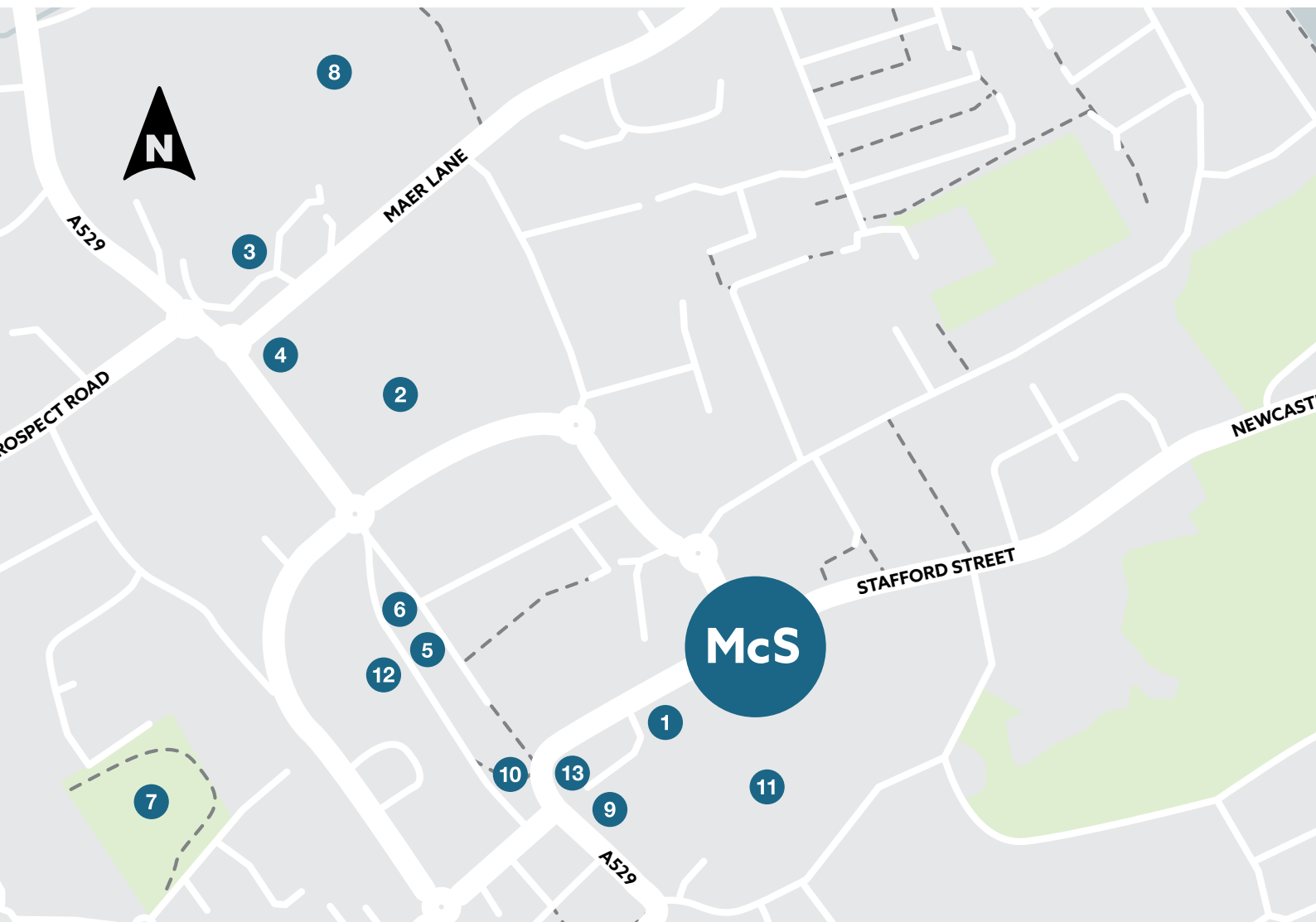
An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.





# Market Drayton

Relaxed living in a traditional town



- |                            |                                |
|----------------------------|--------------------------------|
| 1 Asda Supermarket         | 8 Drayton Medical Practice     |
| 2 Lidl Supermarket         | 9 Post Office                  |
| 3 Morrisons Supermarket    | 10 Bus Stop                    |
| 4 Petrol Station           | 11 Market Drayton Bowling Club |
| 5 Natwest Bank             | 12 Library                     |
| 6 Boots Pharmacy           | 13 Hair Salon                  |
| 7 Market Drayton Town Park |                                |



Joules Place is ideally located to help you take full advantage of Market Drayton and the surrounding area. Everything you need daily is right on your doorstep. Directly next door is an Asda and there's a Morrison's supermarket within walking distance, so picking up everyday essentials is a breeze.

The town's shopping area is home to independent stores and boutiques alongside familiar high street names. There's also a Post Office, several banks, and a pharmacy. A stone portico called The Buttercross hosts popular weekly markets. It's just one of many architectural gems Market Drayton has retained from the past. Market Drayton has a passion for gingerbread too. It's been baked here for over 200 years. The water quality has also attracted breweries throughout the centuries, a tradition maintained by Joules in the town centre. Their brewery supplies great ales to pubs around northern Shropshire. On the edge of town is Fordhall Organic Farm, England's first community-owned farm.



It has a lovely shop and café. The town has a vibrant cultural life. The Festival Drayton Centre has a state-of-art cinema and theatre. If you enjoy afternoon strolls, a picturesque walk along the toll path of the Shropshire Union canal never disappoints. There are several gardens nearby too, such as Wollerton Old Hall, and Dorothy Clive Garden. The nearby heritage sites of Hawkstone Park Follies, Moreton Corbet Castle and the Ironbridge Gorge are fascinating. Market Drayton benefits from superb travel links. A bus service stops right outside the development, so getting out and about is easy. The A53 and A41 are close by. From Stoke-on-Trent rail station you can catch a range of cross-country services.

## You'll be well looked after in Market Drayton

Designed with the over 60s in mind, Joules Place is built to high standards and is an ideal place to live life your way.



# Designed

with you in mind

Market Drayton takes great pride in its mix of historic architecture. The brick exterior of Joules Place is a complement to the character of the town, bringing together the best of classic and modern design. The carefully tended shrubs and plants that line the development's extensive frontage also catch the eye.

Once inside, you'll discover the reception is equally pleasing. It offers a warm welcome to homeowners, friends and family members alike. Follow the wide corridor ahead and you'll soon find the social hub of Joules Place, the communal lounge.

This light and airy area is where our community can spend time together, from a catch up over a morning coffee to an evening social event filled with fun and laughter. There are lots of quiet spots too if you just want to relax with a good book or a newspaper.

From the lounge you can walk out into the stunning garden with its large patio. With lots of comfy seating and an elegant pergola, it's the ideal spot for soaking some sun during the warmer months or enjoying a drink as the sun sets.

Leading away from the patio is a garden path that meanders across the lush green lawns and around the development. Take a stroll and you can admire the wide array of plants and shrubs that have been carefully selected for their vibrant colours and subtle hues.

The development is also lined by trees, with several mature species that complete this oasis of tranquillity. What's more, you don't have to wrestle with a lawnmower or pick up a fork to keep it looking immaculate. We maintain all the outside spaces for you.







## More for you

### Guest Suite<sup>^#</sup>

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

### House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

### Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

### Parking<sup>#</sup>

Spaces are available for purchase.



# Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Joules Place is no exception.

Comprising 53 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

## We're here to help

When purchasing your apartment at Joules Place, we can help you every step of the way\*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultant will explain each in greater detail.



# Joules Place

Ground Floor

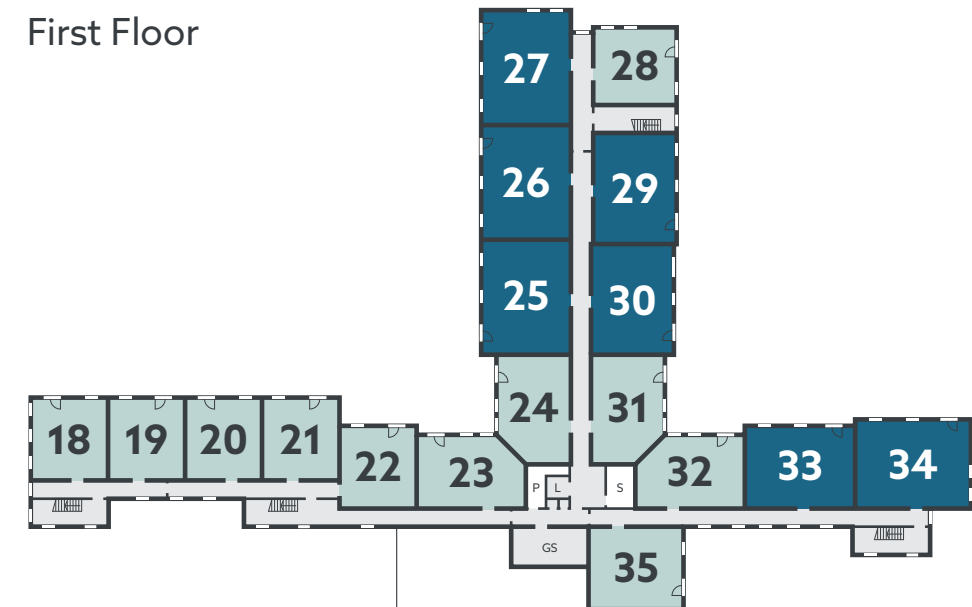


- 1 bedroom apartment
- 2 bedroom apartment

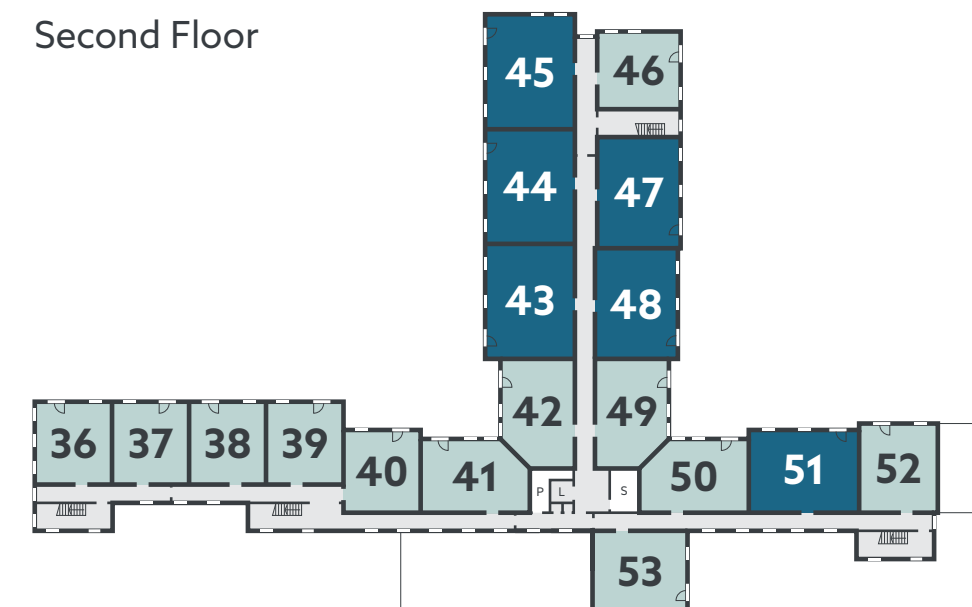
- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Refuse
- S - Store



First Floor



Second Floor



For latest apartment availability and prices, please ask your Sales Consultant or visit [mccarthystone.co.uk/joules-place](http://mccarthystone.co.uk/joules-place)



# Your new home

## in detail

### General

- ▶ Double glazing to all windows
- ▶ Selected apartments have sash windows
- ▶ Juliet balcony or patio to all apartments
- ▶ Walk-in or fitted wardrobes to all master bedrooms
- ▶ Telephone and television point in living room and bedroom(s)
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+ connection point in living room\*

### Kitchen

- ▶ Fitted Kitchen with range of integrated appliances
- ▶ Stainless steel cooker hood and glass (pewter) splashback
- ▶ Anthracite sink
- ▶ Lever mixer taps

### Heating and finishes

- ▶ Electric panel radiators
- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door furniture and fittings

### Shower room

- ▶ Fitted shower room with tiled flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Fitted mirror
- ▶ Shaver socket
- ▶ Heated towel rail

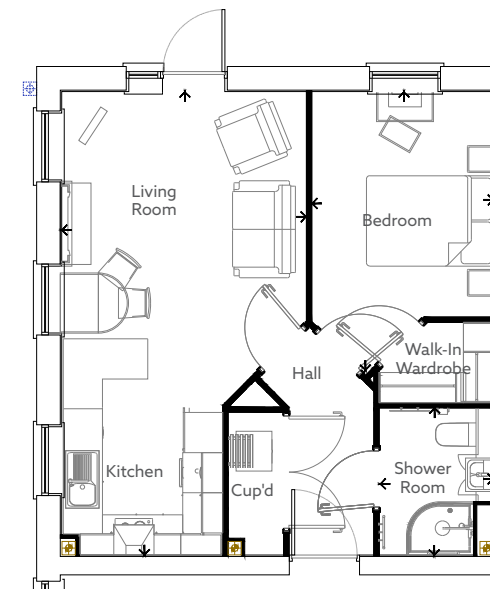
### Safety and security

- ▶ Door camera entry system which is linked to your TV
- ▶ 24-hour emergency call system with personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

## Typical apartment layouts

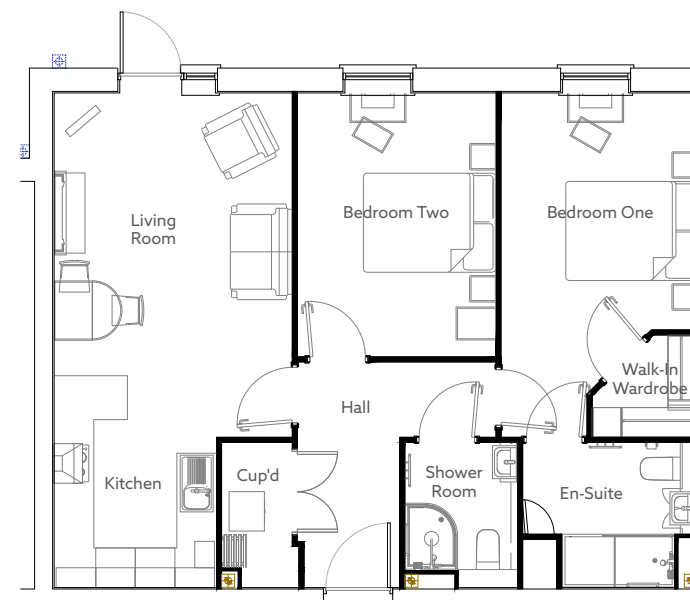
Approximate room sizes

### One Bedroom



Living Room/Kitchen
6925mm x 3658mm / 22'9" x 12'0"
Bedroom 1
3371mm x 2719mm / 11'0" x 8'9"
Shower Room
2197mm x 1710mm / 7'2" x 5'6"

### Two Bedroom



Living Room/Kitchen
7495mm x 3610mm / 24'5" x 11'8"
Bedroom 1
5218mm x 2980mm / 17'1" x 9'8"
Bedroom 2
4000mm x 3011mm / 13'1" x 9'9"
En-Suite
2653 mm x 2200 mm / 8'7" x 7'2"
Shower Room
2200mm x 1710mm / 7'2" x 5'6"



# The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Joules Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

## Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs

- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Joules Place's web page.

## Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for benefit of everyone.

**When you're ready to find out more, we will happily explain these charges in more detail.**



## Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit [mccarthystone.co.uk/joules-place](https://mccarthystone.co.uk/joules-place) to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

*McCarthy Stone Homeowner*



A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

March 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/joules-place](https://mccarthystone.co.uk/joules-place)

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