

NORTON PLACE

BALDOCK



McCARTHY STONE

Life, well lived

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Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Welcome

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A MARKET TOWN THAT TICKS ALL THE BOXES.

Historic Baldock is a delight. Lively community atmosphere. Great mix of shops. Tempting eateries. Fascinating architecture. Surrounded by beautiful countryside. Superb rail, bus and road connections. No wonder this market town is such a popular place to call home.

FIND YOUR HAPPY PLACE IN BALDOCK.

Nestled next to the tranquil Ivel Springs nature reserve is Norton Place. Designed with the over 70s in mind, it's been built to high standards and is the ideal place to live life well.



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LIVE LIFE YOUR WAY.

Norton Place is ideally placed to help you take full advantage of the town and beyond. Baldock might be small, but you'll be spoilt for choice.

A half-mile stroll will take you to the town centre. Here you'll find independent shops and boutiques alongside familiar high street names. For the weekly groceries, there's a Tesco supermarket with an original art-deco frontage. Each week the town hosts a bustling market selling local seasonal produce, clothing and much more.

The town has plenty to tempt the tastebuds with both an award-winning butcher and a deli offering authentic Italian delights. There's also a superb selection of pubs, restaurants and cafés. The Bombay Bistro is a firm favourite, as is the popular Luna Café. The intimate Arbury restaurant serves freshly prepared contemporary dishes.

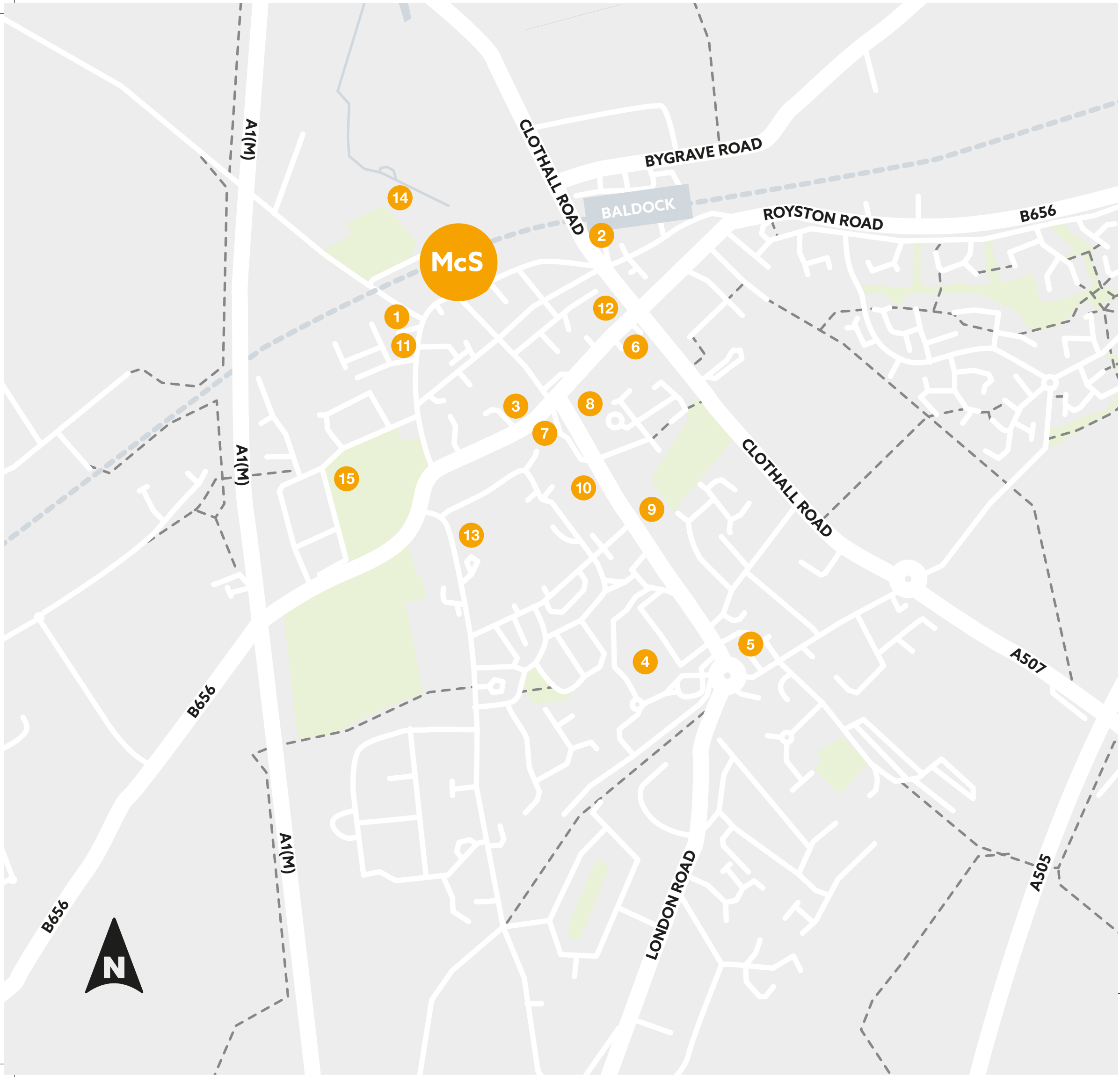
The town retains many architectural gems from the past. The oldest building is the Church of St Mary, built by the Knights Templar. Baldock also has a lively social, arts and sports scene.

There's a museum, library and community

centre. The town also hosts numerous events throughout the year. The largest are the cultural Baldock Festival, the Annual Beer Festival, The Charter Fair which dates back to 1199 and Balstock Music Festival which has over 200 artists performing across 13 stages.

For anyone who enjoys keeping fit, there's an excellent sports centre and nearby North Herts Leisure Centre with a pool. There are also various Golf Clubs nearby, including Letchworth Golf Club just 2.8 miles away. Baldock has many green spaces for leisurely afternoon walks, and the surrounding countryside has plenty of footpaths to explore. There are also historic places to explore including beautiful Knebworth House only a short drive away.

The town has excellent travel links. Catch a train from Baldock station and you'll be whisked to London King's Cross in just 40 minutes. Cambridge is only 25 minutes away by train. The A1 is close by, so getting to Cambridge, Bedford or Hertford couldn't be easier. There's an excellent bus service too. For trips further afield, Luton airport is just over 30 minutes drive.



NORTON PLACE

McS Icknield Way, Baldock,
Hertfordshire, SG7 5AN

MAP KEY.

- 1 Bus Stop
- 2 Train Station
- 3 Baldock Town Centre
- 4 Tesco
- 5 Baldock Surgery
- 6 Post Office
- 7 Baldock Museum
- 8 Chapmans Butcher
- 9 Café Luna
- 10 Templars Hotel & Restaurant
- 11 The Orange Tree
- 12 Old White Horse
- 13 The Knights Templar Sports Centre
- 14 Ivel Springs
- 15 Avenue Park Baldock

The A1 is close by with links to Cambridge, Bedford and Hertford. It's 0.3 miles to Baldock Train Station where a train can get you to London King's Cross in 30 minutes.

Train times taken from Google Maps.



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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MODERN DESIGN AT ITS BEST.

Baldock boasts building styles from across the decades. This gives the town a unique character and the eye-catching, contemporary design of Norton Place is a wonderful addition.

This modern approach continues into the light and airy reception. The high ceiling creates a real wow factor, offering a warm welcome to homeowners, friends and family alike. As you explore Norton Place, you'll soon discover the two social hubs of the development.

The communal lounges are perfect for spending time together. From a catch-up over coffee to a lively evening social event filled with sparkly banter. There are lots of quiet spots too if you want to relax with a newspaper or a good book. Norton Place also has a bistro restaurant that serves drinks, light snacks, and a delicious seasonally inspired menu for breakfast and lunch every day.

Outside you'll find a wonderful patio area with comfy seating and an attractive wooden pergola. It's the perfect spot for catching some sun during the warmer months. As befitting a garden so close to a nature reserve. Ahead is a garden path that leads you to numerous bench seats where you can stop and take in some fresh air. As you relax, you can admire the carefully chosen plants and shrubs. Each one has been selected for their vibrant colour or subtle hues. It's a garden for all seasons, and thanks to the exterior lighting, can be enjoyed late into the evening too.

What's more, you don't need to wrestle with a lawnmower or pick up a fork to keep this space looking picture perfect. We take care of all the outside spaces for you.







MORE FEATURES.

BISTRO RESTAURANT*

Ideal when you don't feel like cooking or want to catch up with friends. The bistro also offers a variety of light bites and snacks.

WELLNESS SUITE**

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment area.

GUEST SUITE**

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

ON-SITE ESTATE MANAGER

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.

DOMESTIC SUPPORT & ASSISTANCE*

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.

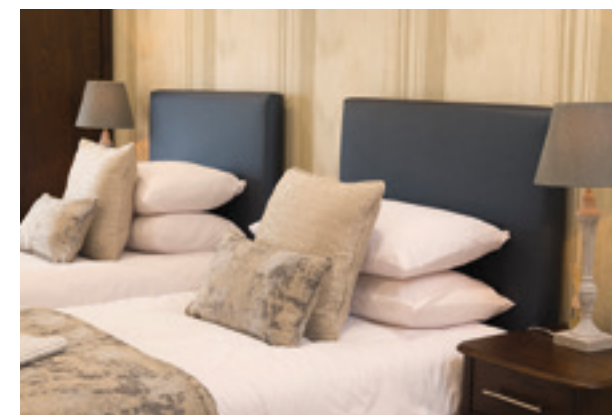
PETS WELCOME

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#

Spaces are available for purchase.

*Additional charges apply. **Subject to availability.





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MADE FOR LIVING WELL.

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. Norton Place is no exception.

Comprising 57 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Norton Place, we will 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 Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail





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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Patios to some apartments
- Built-in 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 integrated ceramic hob
- Stainless steel cooker hood
- Porcelain units with antique copper handles
- Granite stone effect sink and chrome taps



SHOWER ROOM

- Level access fitted shower room with slip resistant tiling
- Fitted mirror
- Shaver socket
- Heated towel rail
- Extraction ventilation



HEATING AND FINISHES

- Electric digital controlled panel heaters
- Mechanical ventilation with heat recovery system
- Neutral décor
- Oak veneered doors
- Chrome door furniture



SAFETY AND SECURITY

- Door camera entry system which is linked to your TV
- 24-hour emergency call system
- Smoke detectors
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Norton Place, Baldock.

CALL 0800 201 4106
VISIT [MCCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk/norton-place)
NORTON-PLACE

A large print version of this brochure is available on request.

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December 2022



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, call **0800 201 4106**
or visit mccarthystone.co.uk/norton-place

McCARTHY STONE
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