



**McCarthy & Stone**  
— Retirement living to the full —



## Andrews Court

Beverley

Welcome to

## Andrews Court

There comes a time in everyone's life when you begin to think about new aspirations - a desire to relax more, pursue more of your passions and simply enjoy more of what life has to offer. If you are ready to downsize your home without compromising on luxury, Andrews Court in Beverley provides a rare opportunity to bring all your lifestyle aspirations and desires together in one place. Exclusive to people aged 55 and over, this luxury development of contemporary apartments offers spacious and flexible living designed to a high specification.

At Andrews Court, you will find a collection of one and two bedroom apartments, each finished with uncompromising quality. You will find spacious lounges, modern fully fitted kitchens, walk in wardrobes to main bedrooms and luxurious shower rooms. High specification interiors typify the attention to detail that underpins every facet of this development.

Andrews Court enjoys an enviable setting in the historic market town of Beverley. The town benefits from a wide range of amenities as well as being within easy reach of cities such as York and Hull.



Beverley Minster

- Spacious apartments
- Walk out balcony, Juliet balcony or patio
- High specification
- Low maintenance
- Private allocated parking
- Landscaped gardens
- Enviably location
- Concierge
- Camera door entry system



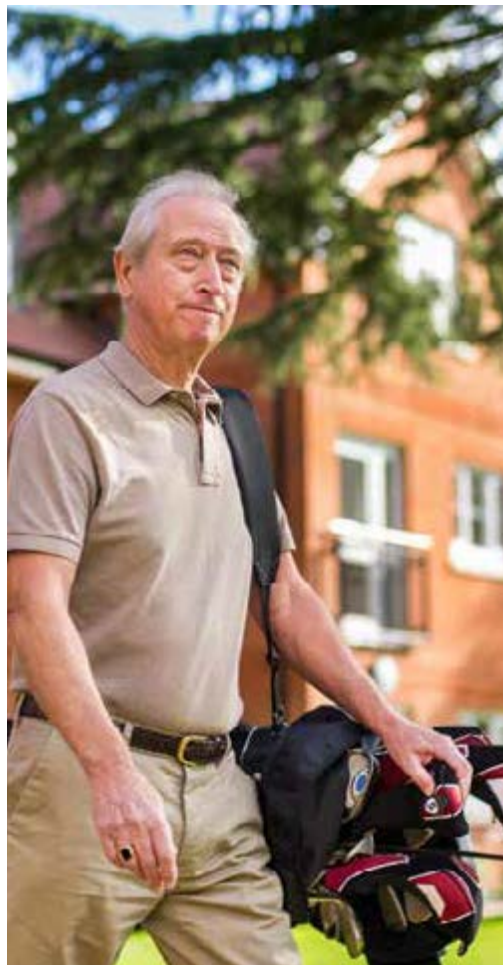
Beverley Market Square

## Live life your way

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Whether you want to move closer to family, free up funds or are simply looking for a beautiful new home, Andrews Court provides properties of genuine quality to meet your needs. Intelligent use of space meets stylish interior design in a place you will love to call home.

As a homeowner at Andrews Court you can relax in the knowledge that more time is your time. Instead of spending hours looking after your property, you can concentrate on those hobbies and activities you really enjoy. All routine maintenance to the building and grounds is managed by McCarthy and Stone Management Services including gardening, external window cleaning and general upkeep of the communal areas.



"Not having the burden and upkeep of our family home has given us back so much free time to spend on the things we really enjoy. By downsizing we now have more time to spend on ourselves, and are enjoying an active social life with like minded people just like us, trying lots of different activities we've never had the time to before."

Mr & Mrs Irving  
Homeowners at Sovereign Court





"With Lifestyle Living, every detail is carefully considered to enhance the lifestyles of our customers, from thoughtful interior solutions and intelligent design to the choice of locations which offer beautiful settings combining peace and seclusion with easy access to amenities."

Liz Green  
Sales and  
Marketing Director

## Out and about with peace of mind

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A high level of security means you will always feel secure whether you are at home or away. A camera door entry system, fully monitored alarm and fire detection system gives you peace of mind to lock up and leave your property whenever you choose, whether you are popping into town or heading off for a six week cruise.

# Luxury living is in the detail

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The little details matter as much to McCarthy and Stone as they do to you. A touch more thought here and some extra attention there can make a big difference to your contentment.

Every Lifestyle Living apartment is specifically designed to make your life simpler, comfortable and more streamlined. Your home should feel effortless to maintain. The layout of each apartment will maximize your living space whilst being cost-effective to run. Features include spacious living and dining areas and modern fully fitted kitchens with integrated appliances. Enjoy the luxury of walk-in wardrobes to the bedrooms and modern bathrooms with a host of superior features.

All apartments enjoy either a patio, walk out balcony or Juliet balcony. The extensive grounds include large landscaped gardens, a private car park and a seated patio area. Every apartment comes with a two year warranty for most aspects of the construction, backed up by the reassurance of an NHBC guarantee which covers major structural defects for a further eight years.

Typical living room



Typical kitchen

Typical bedroom





Typical interior

## General

- Striking contemporary design and interior finish throughout
- Spacious living and dining areas
- Bedrooms with walk in wardrobes
- Luxurious house shower rooms
- En-suite shower rooms to master bedrooms in two bedroom apartments
- Patio, walk out balcony or Juliet balcony
- Carpets and floor tiling throughout

## Kitchen

- Modern fully fitted kitchen
- Integrated appliances

## Shower rooms

- Tiled floors/part tiled walls
- Low profile shower set
- Illuminated mirror
- Heated towel rail



Typical study / 2nd bedroom



Typical shower room

## It all adds up to a perfect place to live

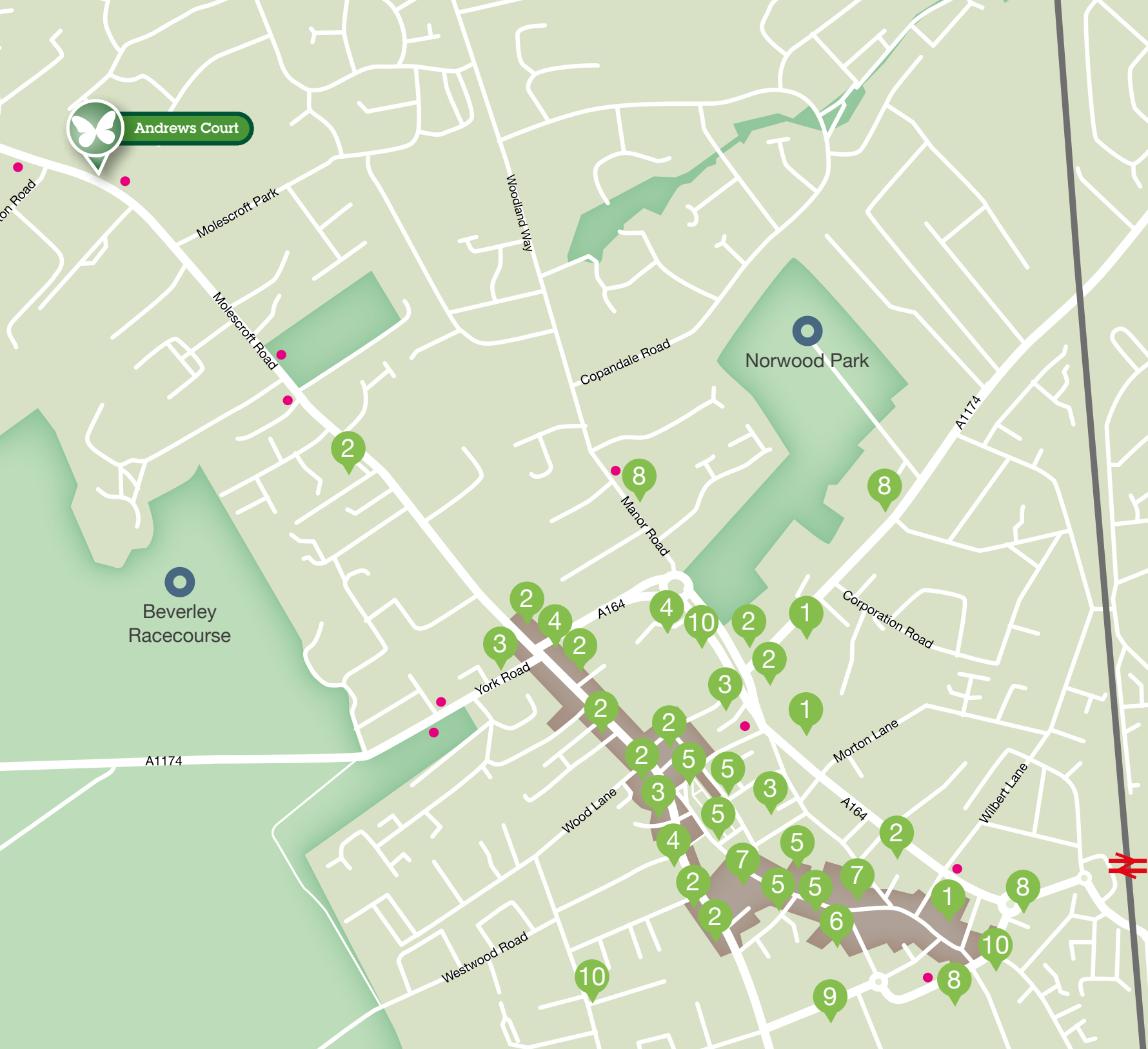
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If you are looking to enjoy a full and active retirement, it would be hard to find a better all-round choice than Beverley. This historic town offers a wide range of amenities for you to enjoy including some of Yorkshire's finest cafes, restaurants and bars, a treasure trove of independent and branded retailers, a theatre and of course the popular Beverley Racecourse.

Should you wish to soak up the local culture, the town plays host to a variety of events including music, literature and food festivals.

Beverley has excellent road and rail connections providing direct access to the cities of Hull and York as well as towns on the east coast.








Andrews Court



## Andrews Court

Molescroft Road, Beverley

- 1 SHOPPING
- 2 RESTAURANT
- 3 BAR
- 4 PHARMACY
- 5 BANK
- 6 POST OFFICE
- 7 OPTICIANS
- 8 DENTIST
- 9 LIBRARY
- 10 MEDICAL CENTRE

-  BUS STOPS
-  PARKS
-  SHOPPING AREAS

-  TRAIN STATION
-  TRAIN LINE

# Putting everything in place for the perfect move

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With McCarthy and Stone your move could not be in safer hands. From the point you reserve your new apartment to the day you move in we will be there to support you.

As part of our Smooth Move package we will liaise with your Estate Agent and contribute to the cost when you sell your existing property using our recommended selling agents.

We will also liaise with your solicitor and pay towards your legal fees when you use one of our preferred independent solicitors.

We can arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed, taken to your new apartment and safely unpacked again. They will even help you de-clutter if you wish.

If you need someone to put up pictures, shelves or hang curtains when you move in, a contribution will be made towards the cost of a handyman\*.

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.

\*Terms and conditions apply. Visit [mccarthyandstone.co.uk/smoothmove](https://mccarthyandstone.co.uk/smoothmove) or speak to a sales executive for more details.



“When the time came to make the move I didn’t have to do a thing. It was all arranged for me and went without a hitch. When I entered my new apartment I knew I had made the right choice.”

Jackie Follet  
Homeowner, Isle of Wight



# Andrews Court

Floor plans



## KEY

-  1 Bed Apartments
-  2 Bed Apartments
-  Patio
-  Walk Out Balcony
-  Juliet Balcony
-  Communal Areas
-  Staff Areas



Balcony and patio positions may vary according to plot and floor level - please see our Sales Executive for individual plan details.






Any 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.

Correct at time of going to print 06/08/18

# Andrews Court

Site plan

## KEY

-  Gardens
-  Parking
-  Hard Landscaping
-  Staff Areas
- GS Golf Club and Scooter Store
- RS Refuse Store
-  Slope



# Andrews Court

## Typical one bedroom apartment

The apartment at a glance:

### General

- NHBC 10 year guarantee
- Carpets and floor tiling throughout
- Patio
- Telephone and television points in living room and bedrooms
- Sky/Sky+\* connection point in living room~
- Raised sockets
- Private allocated parking~

### Kitchen

- Woodbury ivory kitchen
- NEFF slide and hide oven
- NEFF hob
- NEFF extractor hood
- NEFF integrated fridge freezer
- Adjustable spot lighting
- Under cabinet lighting
- Plinth lighting
- Tiled floor

### Bedroom

- Walk-in wardrobe to Master bedroom

### House shower room

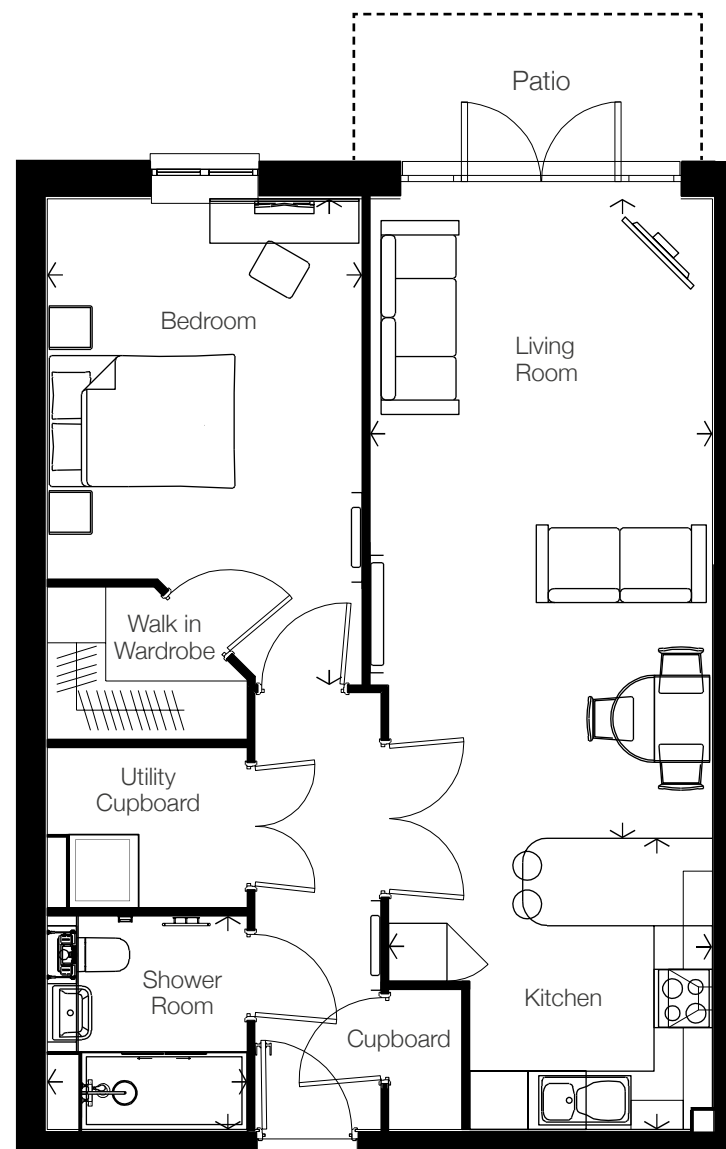
- Tiled floors/part tiled walls
- Glazed shower screen
- Low profile shower set
- Illuminated mirror
- Heated towel rail
- Chrome fittings

### Heating and finishes

- Electric panel heating
- Oak veneered internal doors
- Chrome door furniture

### Safety and security

- Tunstall Telecare System
- Camera door entry system linked to your TV
- Smoke detector and intruder alarm
- Illuminated light switches in the bedrooms and shower rooms



<b>AREA:-</b> <b>706 SQ. FT</b> <b>66 SQ M</b> <small>Measured to finished plasterboard faces disregarding inner walls.</small>	Living	21'-7" x 11'-7"	6588mm x 3521mm
	Kitchen	9'-10" x 10'-11"	3000mm x 3329mm
	Shower room	7'-3" x 6'-9"	2200mm x 2055mm
	Bedroom	16'-5" x 10'-7"	5011mm x 3235mm

~Additional charge applies \*Subject to availability

# Andrews Court

## Typical two bedroom apartment

The apartment at a glance:

### General

- NHBC 10 year guarantee
- Carpets and floor tiling throughout
- Juliet balcony, walk out balcony or patio
- Telephone and television points in living room and bedrooms
- Sky/Sky+\* connection point in living room~
- Raised sockets
- Private allocated parking\*~

### Kitchen

- Woodbury ivory kitchen
- NEFF slide and hide oven
- NEFF hob
- NEFF extractor hood
- NEFF integrated fridge freezer
- Adjustable spot lighting
- Under cabinet lighting
- Plinth lighting
- Tiled floor

### Bedroom

- Walk-in wardrobe to master bedroom

### House and en suite shower room

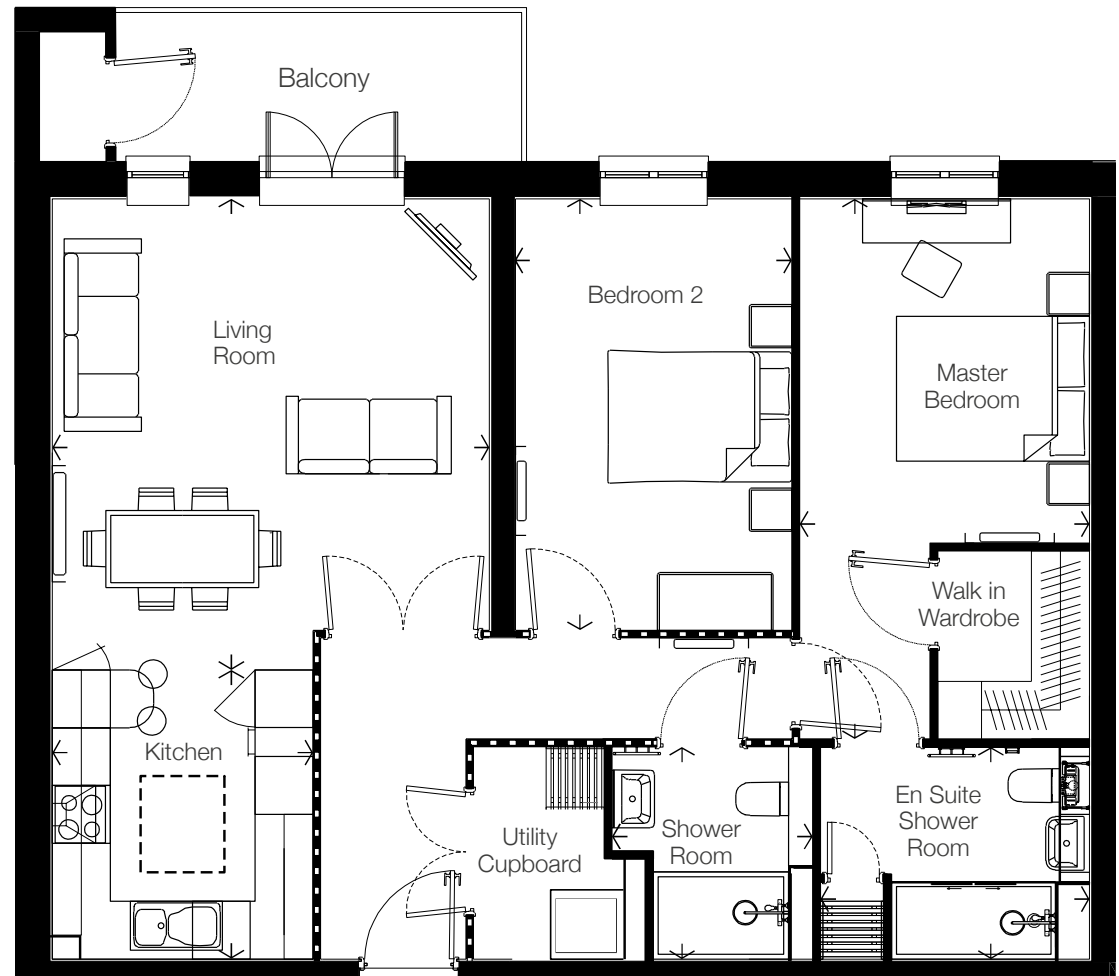
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<b>AREA:-</b> 912 SQ. FT 85 SQ M <small>Measured to finished plasterboard faces disregarding inner walls.</small>	<b>Living</b>	16'-0" x 14'-10"	4888mm x 4525mm
	<b>Kitchen</b>	8'-10" x 9'-10"	2700mm x 3000mm
	<b>Ensuite</b>	9'-2" x 7'-3"	2785mm x 2200mm
	<b>Shower Room</b>	6'-10" x 7'-3"	2076mm x 2200mm
	<b>Master Bedroom</b>	18'-5" x 9'-11"	5606mm x 3023mm
	<b>Bedroom 2</b>	14'-8" x 9'-4"	4474mm x 2857mm

~Additional charge applies \*Subject to availability