



Jessiefield Court

Didsbury

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 Didsbury	6
Jessiefield Court	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[^], 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.

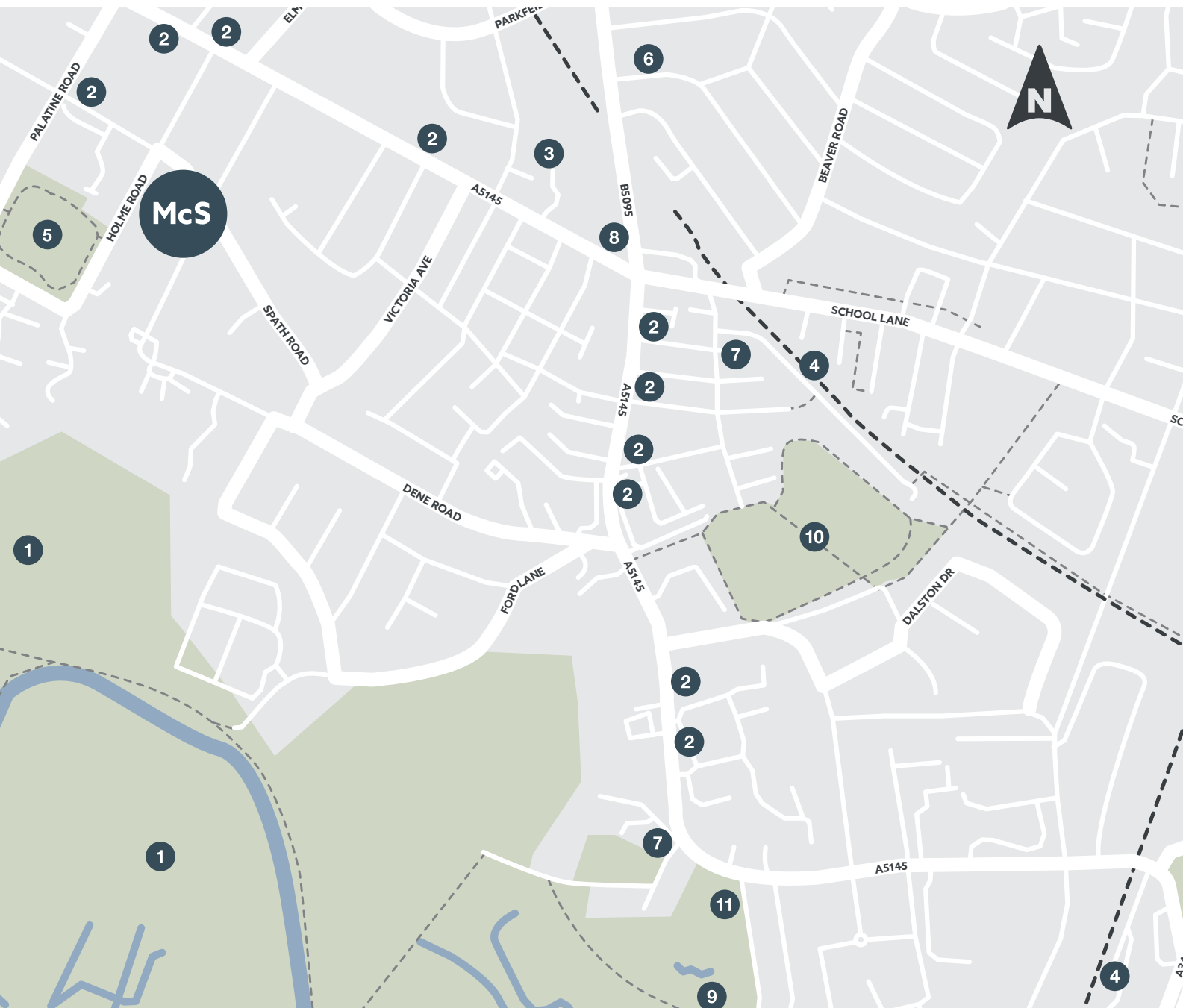
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

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.



Didsbury

Stylish living
in a leafy suburb



- | | | |
|----------------|------------------------|-------------------------|
| 1 Golf Club | 5 Marie Louise Gardens | 9 Fletcher Moss Gardens |
| 2 Bus stop | 6 Medical Centre | 10 Didsbury Park |
| 3 Supermarket | 7 Pub | 11 Tennis courts |
| 4 Railway/Tram | 8 Village Centre | |



Jessiefield Court is well situated for amenities. Just half a mile away is the village centre, where you'll find an array of independent shops including a butcher, fishmonger and deli. There's also M&S Simply Food, Tesco Express and a Co-op, as well as a library, pharmacy and post office.

Foodies will delight in the choice of restaurants and cafes in West Didsbury (0.8 miles), with options from modern British to Korean and Japanese. There's a regular produce market once a month and pubs too.

Live life your way

Among the elegant Victorian buildings, you'll find a strong sense of community. The community association organises an annual festival with stalls and entertainment. St Catherine's Community Centre hosts regular charity events and a comedy club. Didsbury is blessed with green spaces. Marie Louise Gardens is perfect for an afternoon stroll. Within a mile, there are four other



parks, including Fletcher Moss Gardens, with its nature reserve and botanical gardens.

For indoor entertainment, the Parrs Wood complex (1.4 miles) has bowling lanes, cinema, a gym and casino.

There are three golf clubs, all within 2 miles of the development. Fishing is available at Chorlton Water Park (1.4 miles). While walkers can enjoy trails through Stenner Wood and along the River Mersey.

You can catch a bus from the nearest stop, it's 5 miles to central Manchester. You also have tram or train options. East Didsbury station connects you to the city within 12 minutes. By car, you can reach Manchester Airport or The Trafford Centre within 15 minutes.

You'll be well looked after in Didsbury

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

Designed

with you in mind

As you approach Jessiefield Court, you'll immediately appreciate the thoughtful design of the exterior. The red brickwork and grey pitched roofs complement the traditional character of buildings in the village. The addition of grey window frames and occasional stone lintels creates an elegant finish.

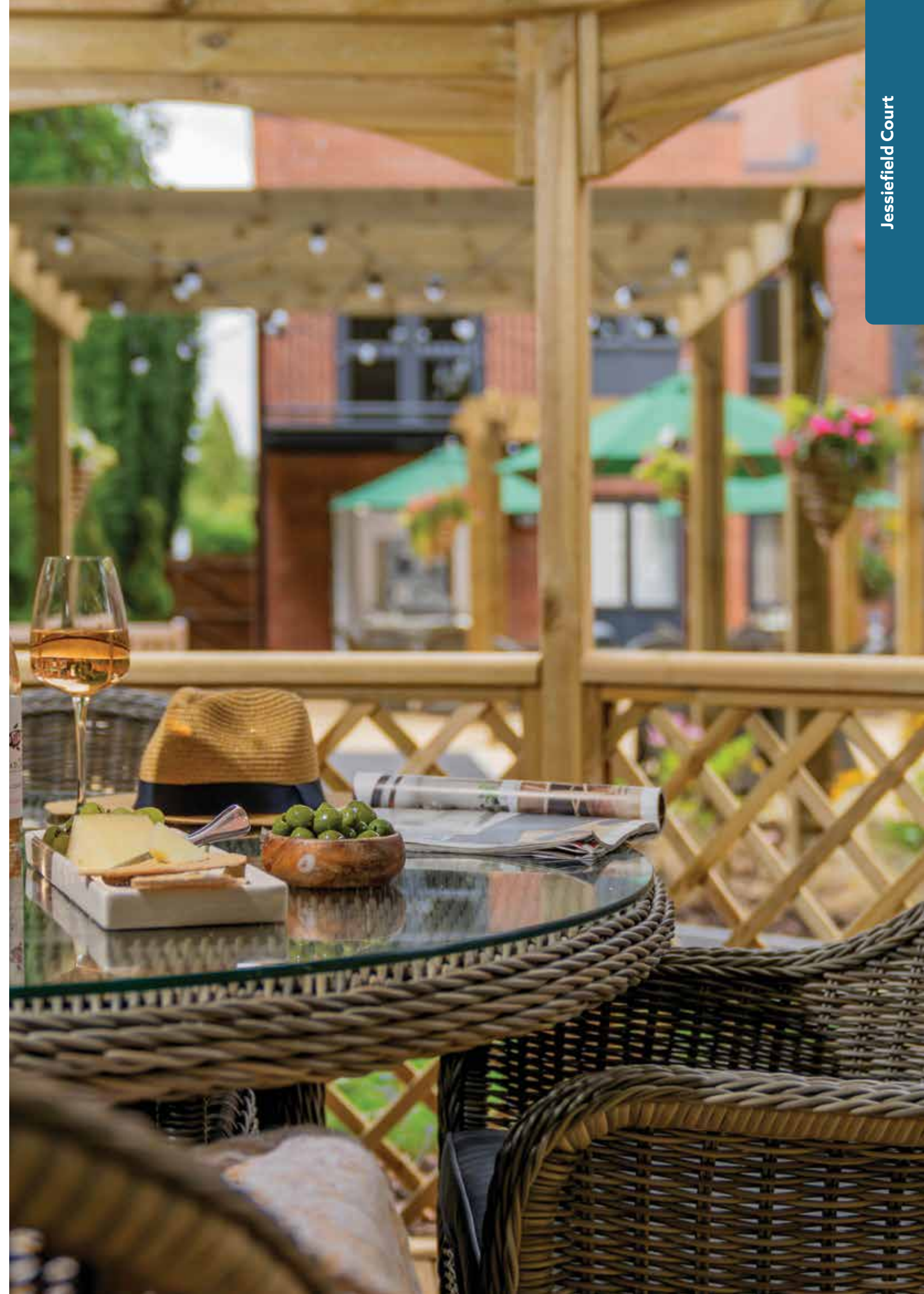
Stepping inside, the entrance lobby offers a warm welcome to homeowners, friends and family members alike. From here you can follow a corridor to discover the social hub of the development, the communal lounge.

From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

Head through the patio doors and you'll find yourself on a large, paved terrace with lots of seating – it's a wonderful spot for socialising or soaking up some sun during the warmer months.

You can explore the garden via a wide pathway, created to accommodate walking and mobility scooters alike. You'll discover a wooden gazebo and some more seating – both lovely spots to admire the wonderfully landscaped garden and the backdrop of mature trees.

Every plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues to create a garden to enjoy throughout the seasons. What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep it immaculate – we look after all the outside spaces for you.





More for you

Guest Suite[^]#

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[#]

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. Jessiefield Court is no exception.

Comprising 26 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

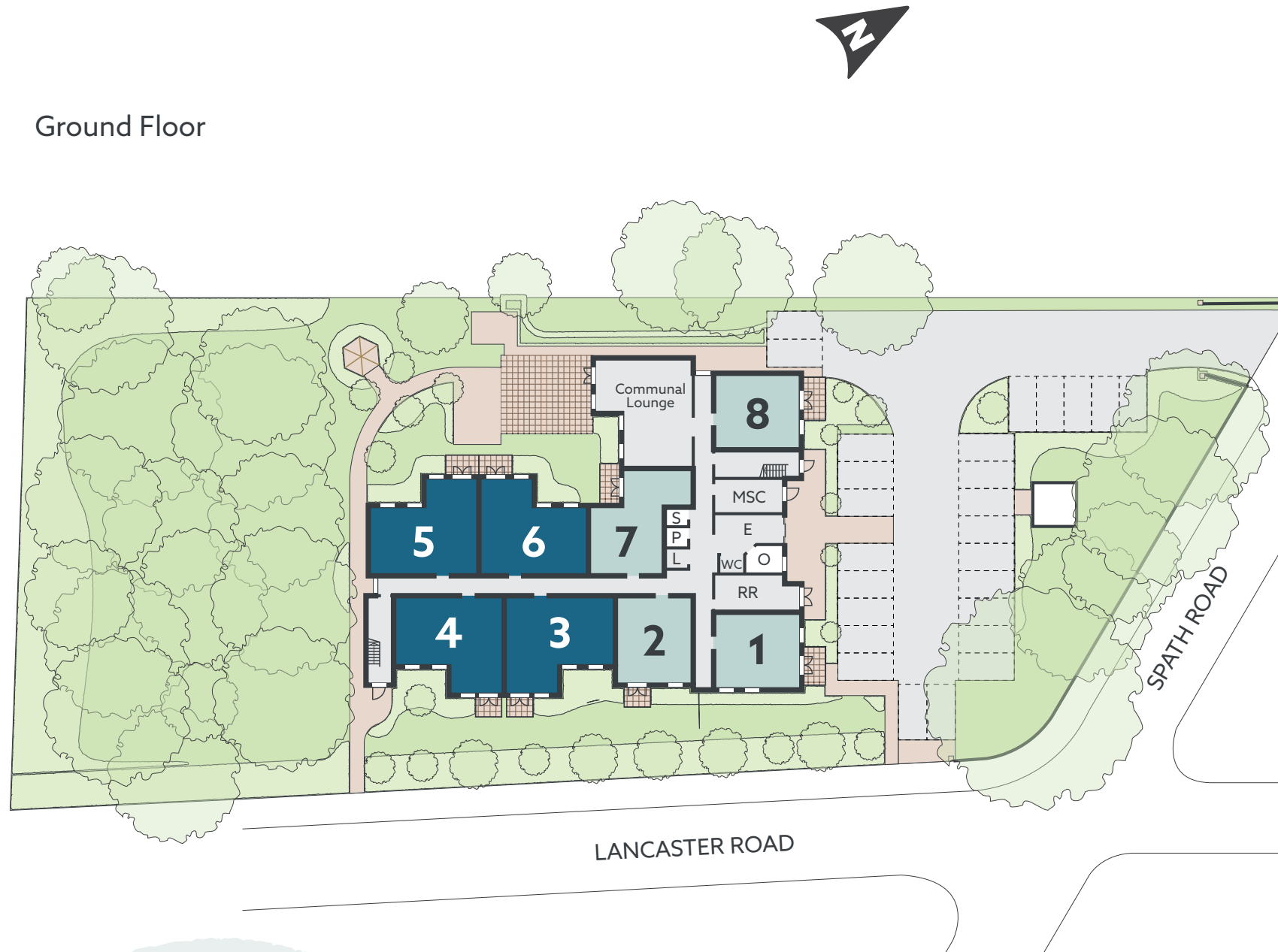
When purchasing your apartment at Jessiefield Court, we can help you every step of the way*.

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.



Jessiefield Court

Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment

- | | | | |
|-----|-----------------------------|----|----------------------|
| E | - Entrance Lobby | O | - Office |
| GS | - Guest Suite | P | - Plant Room |
| L | - Lift | RR | - Refuse & Recycling |
| MSC | - Mobility Scooter Charging | RA | - Roof Access |
| | | S | - Store |

First Floor



Second Floor



For latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/jessiefield-court

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to all apartments
- ▶ Shelf and fitted hanging rail to wardrobe in master bedrooms
- ▶ Television point in living room and bedrooms
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+ connection point in living room*

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob and fridge freezer
- ▶ Cooker hood and laminate splashback
- ▶ Black composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel heating
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

Shower room

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

Safety and security

- ▶ Door camera entry system which is linked to your own TV
- ▶ 24-hour emergency call system with a 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/Dining Room

4398mm x 3853mm / 14'5" x 12'8"

Kitchen

3320mm x 2460mm / 10'11" x 8'1"

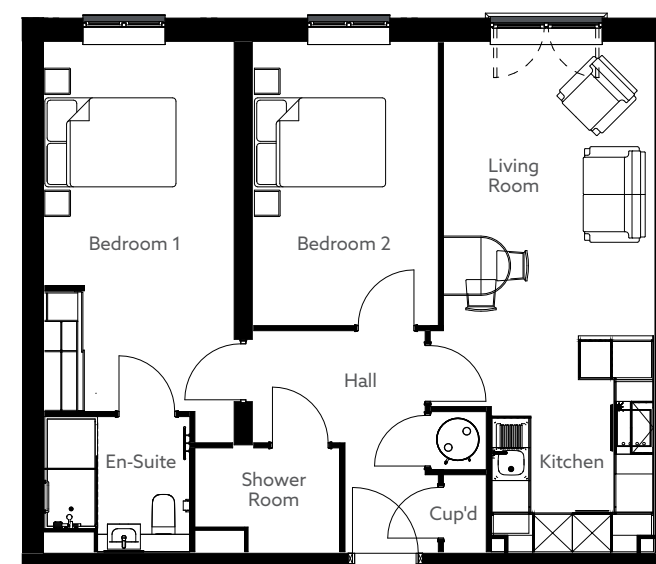
Bedroom

5441mm x 2800mm / 17'10" x 9'2"

Shower Room

2200mm x 1950mm / 7'3" x 6'5"

Two Bedroom



Living/Dining Room

4469mm x 3210mm / 14'8" x 10'6"

Kitchen

3331mm x 2483mm / 10'11" x 8'2"

Bedroom 1

5607mm x 2895mm / 18'5" x 9'6"

Bedroom 2

4311mm x 2823mm / 14'2" x 9'3"

En-Suite

2073mm x 2222mm / 6'10" x 7'3"

Shower Room

1598mm x 2200mm / 5' 3" x 7'3"

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 Jessiefield Court 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 Jessiefield Court'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 everyone's benefit.

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/jessiefield-court 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.

May 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/jessiefield-court

Jessiefield Court, 38 Spath Road, Didsbury,
Greater Manchester M20 2BW

McCarthy Stone
Retirement living *your way*