



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



## **Fern Court**

Exclusive retirement apartments in Sketty











## Welcome to Fern Court

McCarthy & Stone is proud to introduce Fern Court, a brand new collection of 45 beautiful one and two bedroom apartments in the heart of Sketty.

Our stunning new development is situated just a few minutes from the town centre and within easy reach of its shops, local amenities and excellent transport links.

Each apartment at Fern Court is luxuriously crafted, with a choice of apartment designs over four floors. Some apartments offer views of the beautiful gardens and most homes have private patios or balconies, so you can enjoy the outdoors from your own living room.

We're incredibly proud to have been awarded a 5 star rating in customer satisfaction, as voted for by our homeowners via the House Builders Federation (HBF) survey. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.









## Life in Sketty

The attractive, leafy suburb of Sketty has a great community feel and offers the convenience of the city and stunning coastline, just a car or bus ride away.

In the centre of Sketty, within one mile of Fern Court, you will find all the amenities you will need including a number of supermarkets, hairdressers and coffee shops. The essential services including a doctor's surgery, pharmacy and dentist are located conveniently close to the development too.

You can enjoy open spaces both in Sketty itself and within easy reach on the stunning Gower Peninsula. Sketty boasts the attractive Singleton Park, Swansea's largest park with its botanical gardens and lake.

Swansea City is only two miles away with its attractive marina and excellent shopping facilities. There you will also find a number of museums and galleries. A regular bus service runs from Sketty to the City Centre as well services to surrounding towns and cities.

Fern Court has everything you need to enable you to enjoy your retirement to the full.







## Life made easier

Retirement Living takes the stress out of being a homeowner

You'll feel at home in your beautiful new apartment at Fern Court in next to no time. It's easy to relax knowing there's a House Manager on hand during the day - a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.







Fern Court Homeowners' Lounge



## More time to socialise with family, friends and neighbours

Our development has everything you need to get on with a full and active life. There's a homeowners' lounge and beautiful gardens, where you can enjoy the company of friends and family.

There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay<sup>#</sup>. We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too, as long as they're well behaved<sup>\*</sup>.

<sup>#</sup>Extra charge applies. <sup>\*</sup>Pet policy applies







# Life at Fern Court

Designed with you in mind

**We've designed our development to make your retirement more enjoyable. All features are there to give you more time, extra peace of mind and opportunities to socialise. These include:**

## Homeowners' lounge

This is a great space where you can meet up with neighbours or make new friends. Your House Manager ensures that the lounge is always clean and tidy as well as making sure that there's tea and coffee available for all homeowners throughout the day. In addition, availability of Wi-Fi means you can always come here to relax with your laptop or tablet.

## Landscaped gardens

The gardens are designed to be enjoyed by everyone and as we maintain the planting for you, you can be confident that they will remain beautiful throughout the year without you having to lift a finger.

## Guest suite

When you have friends and family come to visit, the guest suite means that they can stay on-site without you having to worry about the hassle, preparation and clearing up that having house guests normally entails. The guest suite offers two single beds and an en suite shower room for a modest charge of £25 per night<sup>0</sup>. Just ensure you book your guests in with your House Manager in advance.

## 24 hour emergency call system

Should you need assistance day or night every homeowner is issued with a pendant alarm, enabling you to summon help whenever you need it.

## Lift to all floors

We want to make it easy to get around so there is a lift to all floors in the development.

## Car parking available on-site

We know how important your independence is, so we have several car parking spaces available, which you can purchase with a one bedroom apartment.<sup>#</sup>

## Buggy charging point

If you have a mobility scooter, we have a dedicated room within the development to enable you to charge your buggy.

<sup>0</sup>Price correct at time of print <sup>#</sup>Subject to availability



Show apartment bedroom

## Your apartment

Spacious, modern apartments. The life you deserve.

Step inside one of our beautiful apartments and you'll wonder why you didn't move years ago. We have designed each specifically for the over 60s and to be spacious, light and packed full of touches that make life easier, safer and more secure.

Settling into your new apartment couldn't be made any smoother, your House Manager will be on hand to make sure you are comfortable in your new home and will show you how everything works. They will also be on hand after you move in – so you don't need to worry about remembering everything!

### 10 year guarantee

For total peace of mind, every apartment comes with a two year warranty which covers most aspects of the construction and then a further guarantee period of eight years to cover major structural defects by the NHBC. We're renowned for our customer service and we have been awarded a five-star rating in customer satisfaction by our homeowners via the Housebuilders Federation (HBF) survey.

### Heating and Connectivity

With double glazing, insulation and stylish wall heaters throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky\* connection points are fitted ready for you from the day you move in. If you choose, you can also have a broadband connection installed for ultimate connectivity.

### Safety and security

Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in. All our apartments include an intruder alarm and smoke detector. The 24 hour emergency call system operated via a pendant alarm gives you the peace of mind that help is never far away. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

### Outside space

As well as the development's landscaped gardens and patio, some of our apartments have their own patios, so whether watching the world go by or keeping a keen eye on the changing seasons, you can enjoy the outdoors.





Show apartment kitchen



Show apartment shower room



## Apartment features in detail

### General

- ✧ Double glazing to all windows
- ✧ Patio, walk out balcony or juliet balcony with selected apartments
- ✧ Walk-in or fitted wardrobes in every apartment
- ✧ Telephone and television point in living room and bedrooms
- ✧ Sky/Sky+ connection point in living room\*
- ✧ NHBC 10 year warranty
- ✧ Washer dryer in all apartments

### Kitchen

- ✧ Fitted kitchen with integrated fridge/freezer, mid-height oven and ceramic hob
- ✧ Stainless steel cooker hood and splashback
- ✧ Stainless steel sink
- ✧ Lever mixer taps

### Shower room

- ✧ Fully fitted and half tiled throughout
- ✧ White sanitary ware with high quality fittings

### Heating and finishes

- ✧ Dimplex wall heaters
- ✧ Neutral décor
- ✧ Oak veneered doors
- ✧ Chrome door furniture and fittings

### Safety and security

- ✧ Video door entry system which is linked to the TV
- ✧ 24 hour emergency call system
- ✧ Intruder alarm and smoke detector
- ✧ Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, some items may vary.

Please check with Sales Executive for further details. Images are indicative only.

\*Sky/Sky+ subject to Sky subscription.



## Fern Court

### Development and apartment plans

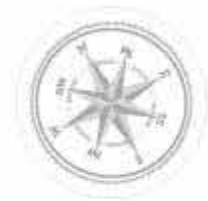


# Development Overview

Lower Ground Floor



Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- L - LIFT
- MS - MOBILITY SCOOTER STORE
- BS - BIN STORE

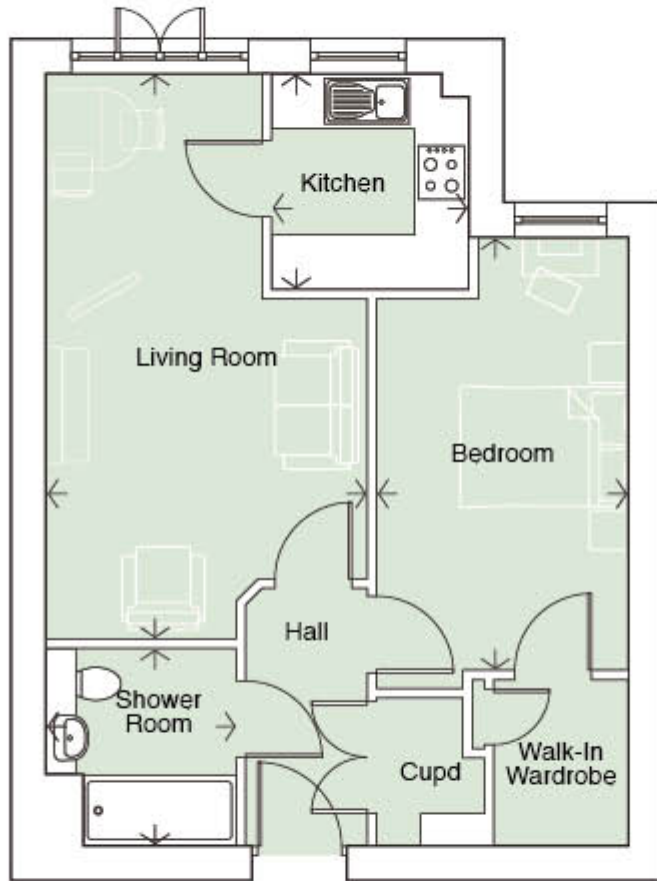
First Floor



Second Floor

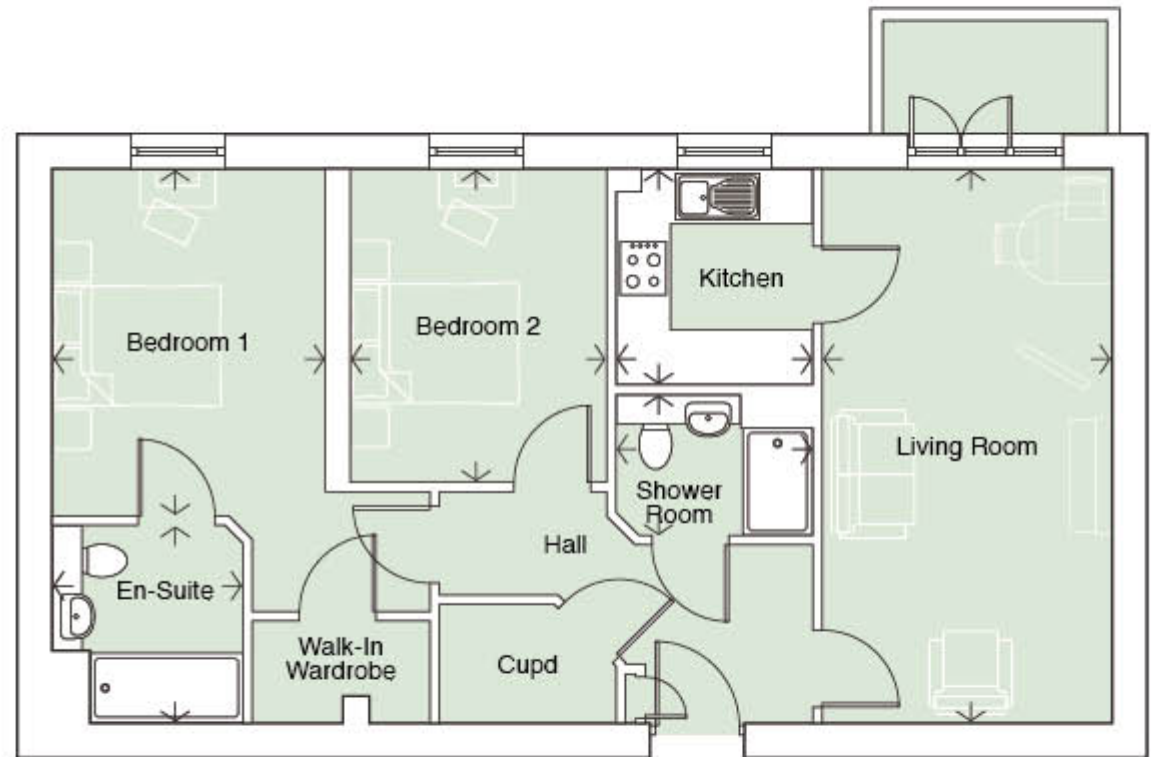


## Typical One Bedroom



|                    |               |                   |
|--------------------|---------------|-------------------|
| Living Room (Max.) | 20'6" x 11'8" | (6253mm x 3560mm) |
| Kitchen (Max.)     | 7'10" x 7'3"  | (2393mm x 2207mm) |
| Shower Room (Max.) | 7'2" x 6'11"  | (2193mm x 2112mm) |
| Bedroom (Max.)     | 15'9" x 9'2"  | (4789mm x 2796mm) |

## Typical Two Bedroom

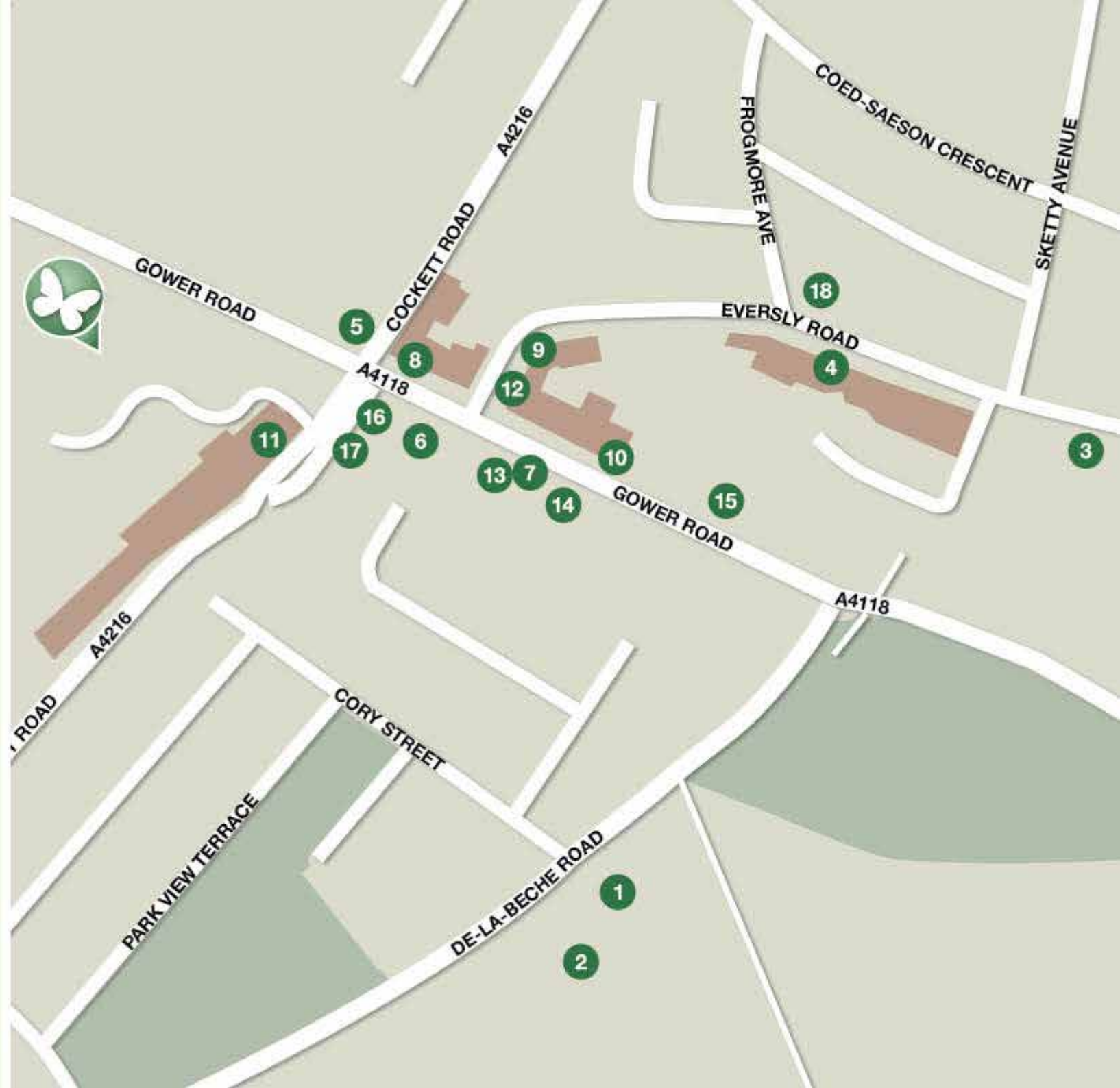


|                    |               |                   |
|--------------------|---------------|-------------------|
| Living Room (Max.) | 20'1" x 10'6" | (6125mm x 3213mm) |
| Kitchen (Max.)     | 7'10" x 7'3"  | (2400mm x 2200mm) |
| Shower Room (Max.) | 5'2" x 7'3"   | (1579mm x 2200mm) |
| Bedroom 1 (Max.)   | 11'7" x 9'11" | (3845mm x 3029mm) |
| Bedroom 2 (Max.)   | 11'4" x 9'4"  | (3466mm x 2847mm) |
| Bathroom (Max.)    | 7'3" x 6'11"  | (2198mm x 2120mm) |



## Fern Court

- 1 Bakery
- 2 Bank
- 3 Bus Stop
- 4 Butchers
- 5 Car Park
- 6 Hairdressers
- 7 Library
- 8 Newsagents
- 9 Opticians / Pharmacy
- 10 Pet Shop
- 11 Post Office
- 12 Supermarket
- 13 Train Station





# Part Exchange

## Helping reduce time and hassle selling your current property

Moving home no longer has to be a daunting experience or take forever. If your current property qualifies for Part Exchange, you'll effectively have a cash buyer. So you'll avoid all the usual uncertainty and frustration with three easy steps:

### STEP 1

Simply tell us which beautiful new retirement apartment you've set your heart on. We then arrange for one of our trusted Part Exchange partners to see you. They'll instruct a RICS (Royal Institute of Chartered Surveyors) survey and two independent, local Estate Agents to value your property.

### STEP 2

When we receive a suggested purchase price we'll discuss this with you so you can decide if you're happy to sell. If you are, you'll be free to make a reservation on your new apartment for as little as £500. All our valuations are free, so you can see if the offer suits you before deciding how best to sell your property. There's no obligation.

### STEP 3

If you accept our Part Exchange offer, all that's left to do is for us to work with your legal representative to finalise the contracts. To help make this process even easier, we'll contribute £1,000 towards your solicitor's fees\*.

To find out more about Part Exchange, speak with your Sales Executive or visit [mccarthyandstone.co.uk/partexchange](https://mccarthyandstone.co.uk/partexchange)

\*T&Cs apply. Part Exchange offer only available on selected new apartments at participating developments. For full terms and conditions, visit our website.



### Key benefits of Part Exchange

- ✓ You don't need an Estate Agent, so you avoid their fees
- ✓ There's no chain to worry about
- ✓ It's like having a cash buyer, so the sale will never fall through due to a lack of mortgage approval
- ✓ You can move into your new apartment much sooner
- ✓ You can retain access to your sold property for two weeks after completion, so you don't have the stress of moving out and moving in on the same day



# Smooth Move

## Helping with your move

Nobody thinks moving home will be easy, but with McCarthy & Stone you couldn't be in better hands. Your Sales Executive will be there every step of the way, from the moment you make a reservation through to the day you move in.

As the UK's leading retirement housebuilder, we've had years of experience helping to make things go more smoothly, that includes helping with the cost.

### **We'll pay £2,500 towards your estate agent fees\***

If you sell your existing property using our recommended selling agents, we'll contribute £2,500 when you've legally completed. That should remove some of the burden of moving.

### **£1,000 towards legal fees\***

We'll pay £1,000 towards your legal fees when you use one of our recommended, independent solicitors. Then, to literally help take the weight off, we can help with the move itself.

### **Specialist free removals service\***

Our removals experts can pack everything for you, help de-clutter if you wish, transport everything safely to your new home and unpack too, so you won't have to lift any heavy items. One of our handymen can help with anything such as hanging pictures and mirrors – so it feels like home in no time.



\*T&Cs apply. Offer only available on selected new apartments at participating developments. View full terms and conditions on our website.

To find out more about Smooth Move, speak with your Sales Executive or visit [mccarthyandstone.co.uk/smoothmove](https://mccarthyandstone.co.uk/smoothmove)

**Fern Court**, 1 Gower Road, Swansea, Wales, SA2 9BH

Please call us free on **0800 201 4106** and we'll help you find your perfect apartment or visit **[mccarthyandstone.co.uk/ferncourt](http://mccarthyandstone.co.uk/ferncourt)**

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. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)