



McCarthy & Stone

— Retirement living to the full —



## Fairway View

Brough

## Welcome to Fairway View

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Fairway View is McCarthy and Stone's new development of luxury Retirement Living apartments in Brough. This stunning development offers a collection of 35 one and two bedroom apartments exclusive to people aged 60 and over. It provides a rare opportunity to own a stylish home of a high quality that has been carefully designed to allow you to retain your independence for longer.

At Fairway View you can enjoy your own beautiful apartment free from the worry of exterior maintenance. Feel safe and secure with a camera entry system linked to your TV in your apartment and emergency call points answered 24 hours a day. What's more, when you feel like company, the homeowners' lounge is a welcoming space where you can socialise with friends and neighbours.



- Convenient location
- Low maintenance apartments
- Homeowners' lounge
- Guest suite<sup>#</sup>
- 24 hour emergency call system
- Camera door entry system
- Private parking<sup>#</sup>
- Lift to all floors



<sup>#</sup>Subject to availability. Additional charge applies.

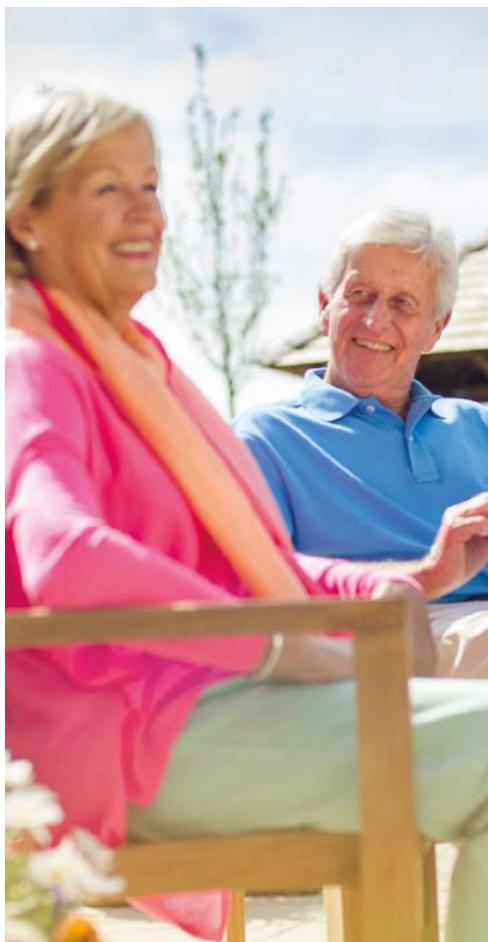
## Live life your way

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Whether you want to move closer to family, free up funds or are simply looking for a beautiful new home, Fairway View provides properties of genuine quality to meet your needs.

Living in a McCarthy and Stone apartment means those time consuming chores such as gardening and external maintenance including external window cleaning and general upkeep of the communal areas are taken care of by our expert team at McCarthy and Stone Management Services.

McCarthy and Stone Management Services maintains our developments to the highest of standards, providing an excellent and efficient service for our homeowners day in, day out. This is why at Fairway View 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.



“Cosgrove Hall is a very sociable place and we really enjoy the active social life. We have regular coffee mornings and films nights and there is always someone to talk to.

However, having your own apartment means that if you prefer your own company, there is complete privacy in your own home.”

Homeowner,  
Cosgrove Hall, Manchester





## Enjoy companionship and security

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At the centre of this Retirement Living development you will find the House Manager who will be on hand Monday to Friday ensuring things run smoothly day to day.

A 24 hour emergency call system ensures you will have assistance should you ever need it and a fully monitored smoke detector and intruder alarm helps ensure the safety of your property when you are not at home.

Peace of mind also comes from a camera door entry system linked to your TV, so you can see who is there before letting anyone in.

When you feel like company, the homeowners' lounge makes a welcoming space to meet with friends and neighbours. If family come to visit, the stylish guest suite provides a comfortable place for them to stay.

We also understand how important a pet can be in your life so you are welcome to bring a well-behaved pet to live with you in your apartment.\*

## The little details matter

The little details matter every bit as much to McCarthy & Stone as they do to you. A touch more here and some extra attention there can make all the difference to your contentment. Every McCarthy & Stone apartment is specifically designed to make life easy and comfortable.

Features include spacious living and dining areas and modern fully fitted kitchens with integrated appliances including a waist height oven, a ceramic hob and fridge/freezer. Enjoy the luxury of walk-in wardrobes to the main bedrooms and modern shower rooms. Selected apartments enjoy an outdoor patio, walk out or Juliette balcony. The well maintained grounds include landscaped gardens, a seated patio area and a private car park.^\*



Typical interior



Typical kitchen



^ Subject to availability. \*Additional charges apply.



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With double glazing, insulation and electric heating throughout, your apartment is designed to be energy efficient. We have also ensured that telephone, TV and Sky\* connection points are fitted ready for you from the day you move in.

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 bedroom



Typical shower room

\* Subject to subscription.

## There is plenty on your doorstep in Brough

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The traditional East Yorkshire town of Brough has all the facilities you need to enjoy a full and active retirement. In a convenient location, Fairway View allows easy access to all that is available.

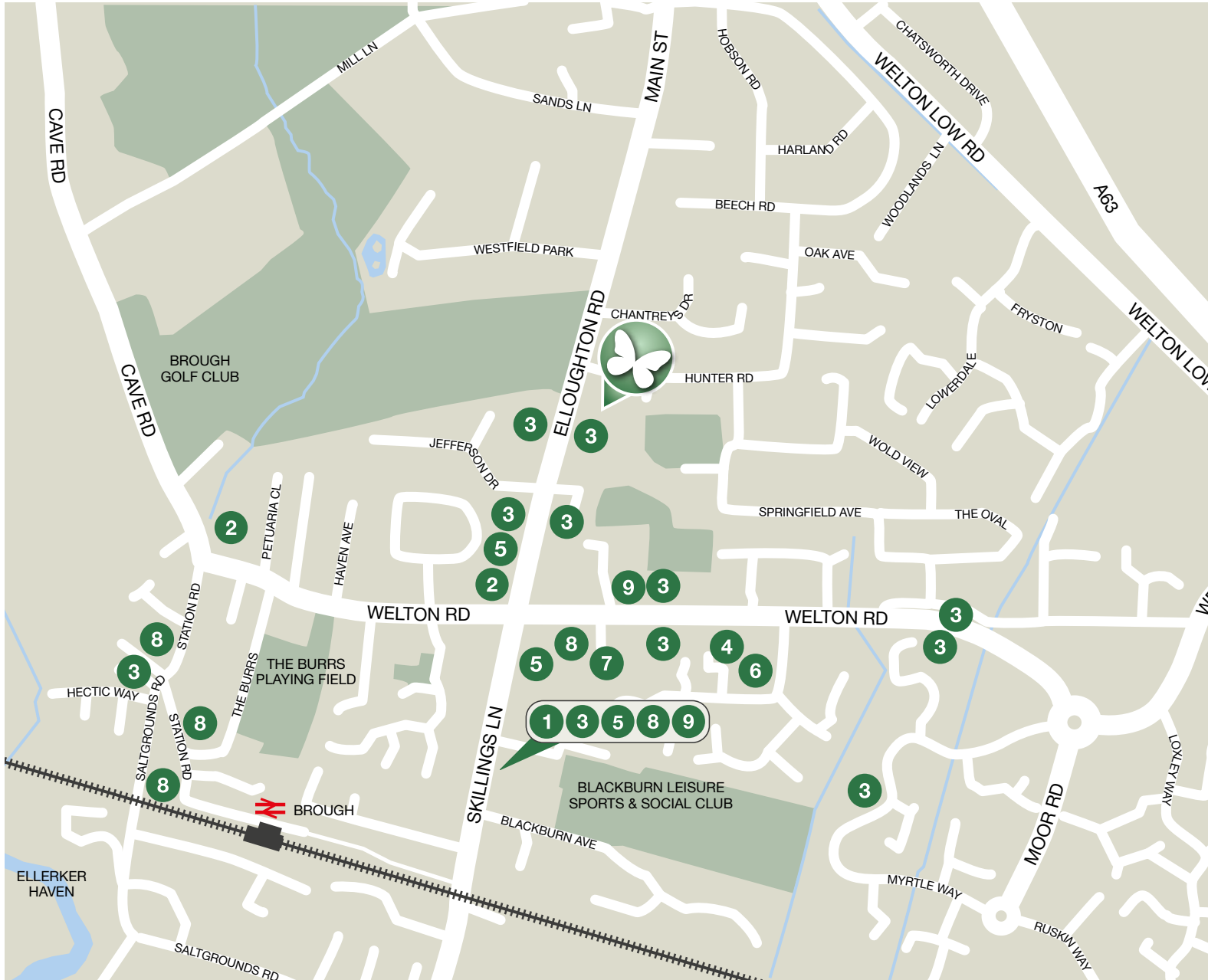
As well as a large supermarket and a variety of independent shops and retailers, the town centre also offers a selection of pubs and cafes, a medical centre, banks and a post office.

If you enjoy the outdoors, there are excellent golf facilities in the area and walks that take you through a stunning web of footpaths, bridle paths and byways.

The Petuaria Community Centre houses the Brough library and also offers classes for older adults including keep fit, pilates and yoga.

Good access links both by road and rail ensure your family are always close by. The town is served by Brough railway station on the Hull to Selby and Doncaster railway line. The local bus service provides direct access to Hull. The town lies 1 mile south of the main A63 to the M62 motorway.





**Fairway View**  
 Elloughton Road  
 Brough  
 HU15 1AE

- 1 BAKER
- 2 BANK
- 3 BUS STOP
- 4 COMMUNITY CENTRE / LIBRARY
- 5 HAIRDRESSER
- 6 MEDICAL CENTRE
- 7 PHARMACY
- 8 PUB / RESTAURANT
- 9 SUPERMARKET



# We'll help you make the 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 contribute 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 declutter 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](http://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



# Fairway View

Typical one bedroom apartment

The apartment at a glance:

## General

- NHBC 10 year guarantee
- Walk out balcony, Juliet balcony or patio
- Telephone and television points in living room and bedrooms
- Sky/Sky+ connection point in living room\*
- Raised sockets
- Car parking available on site\*\*
- Electric charging bay

## Kitchen

- Hacienda kitchen
- Under cabinet lighting
- Adjustable spot lighting
- Tiled floor
- Hotpoint integrated oven
- Hotpoint hob and cooker hood
- Indesit integrated fridge freezer

## Bedroom

- Walk in or fitted wardrobe to the bedroom

## Utility cupboard

- Bosch standalone washer dryer

## Shower room

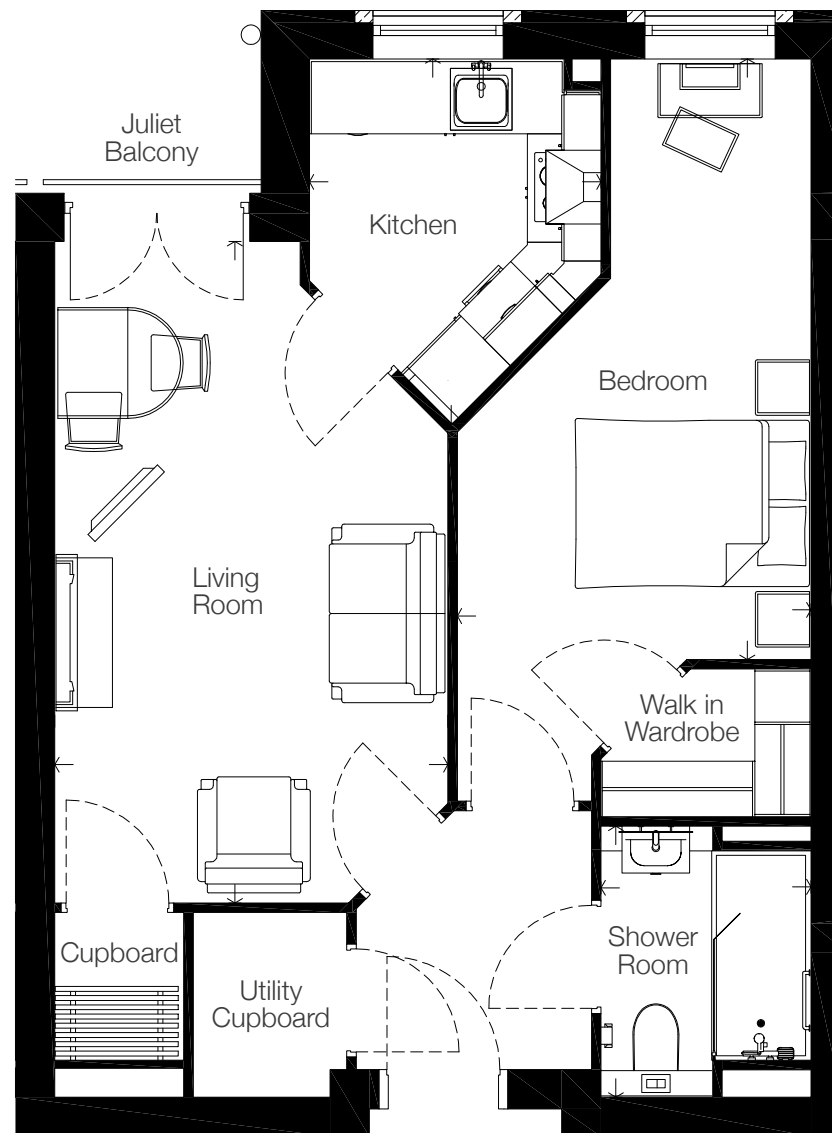
- Shower room with low level shower set
- WC
- Part tiled walls
- Glazed shower screen
- Grab rail
- Illuminated mirror
- Heated towel rail
- Matt porcelain vanity unit
- Chrome fittings

## 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 bedroom and shower room



<b>AREA :</b> 520 SQ. FT 48,3 SQ. M <small>Measured to finished plasterboard faces disregarding inner walls.</small>	Living	10'-6" max x 17'-7" max	3200 max x 5370 max
	Kitchen	7'-9" max x 9'-9" max	2375 max x 2965 max
	Shower room	5'-7" max x 7'-3" max	1710 max x 2200 max
	Bedroom	9'-5" max x 16'-0" max	2880 max x 4875 max

\*Subject to subscription. \*\*Extra charges apply ^Subject to availability

# Fairway View

## Typical two bedroom apartment

The apartment at a glance:

### General

- NHBC 10 year guarantee
- Walk out balcony, Juliet balcony or patio
- Telephone and television points in living room and bedrooms
- Sky/Sky+ connection point in living room~
- Raised sockets
- Car parking available on site^^
- Electric charging bay

### Kitchen

- Hacienda kitchen
- Under cabinet lighting
- Adjustable spot lighting
- Tiled floor
- Hotpoint oven
- Hotpoint hob and cooker hood
- Indesit integrated fridge freezer

### Bedrooms

- Walk in or fitted wardrobe to the master bedroom

### Utility cupboard

- Bosch standalone washer dryer

### Shower room

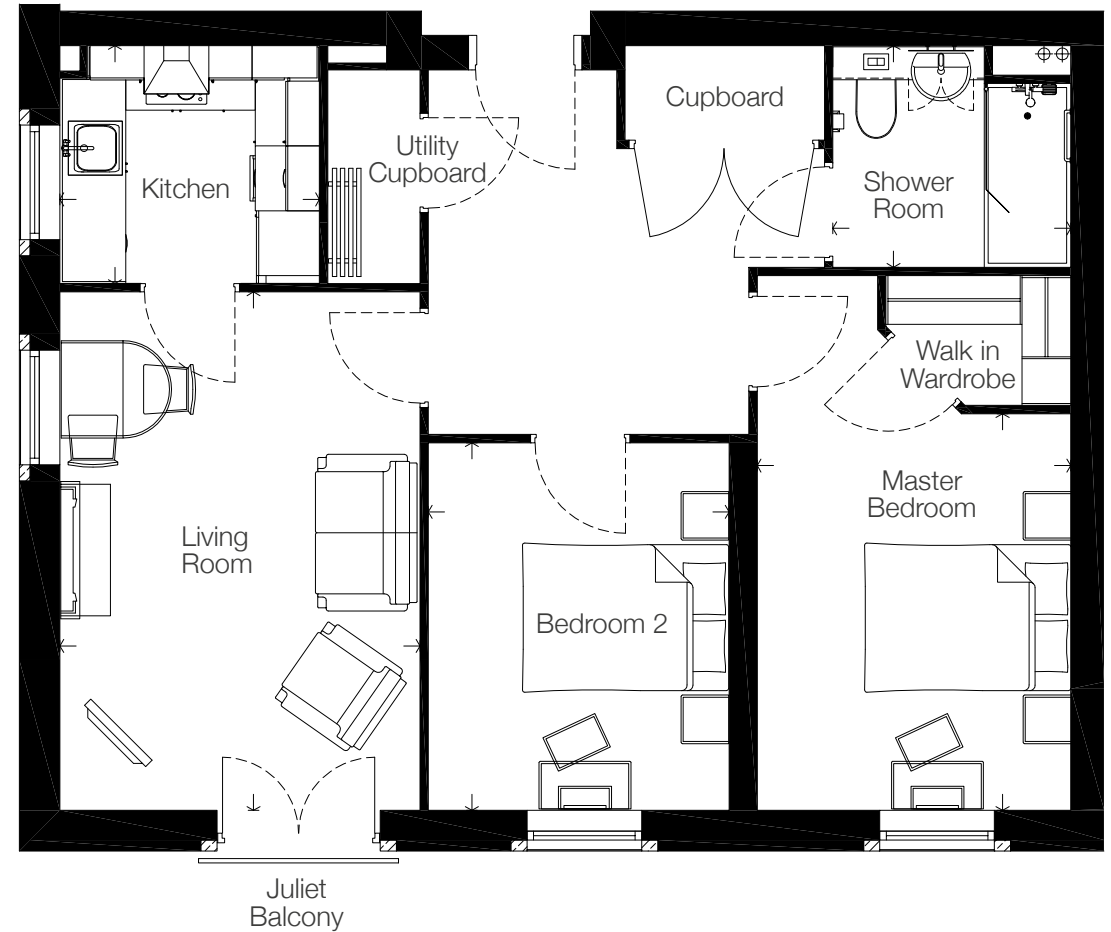
- WC
- Part tiled walls
- Low level shower set
- Glazed shower screen
- Grab rail
- Illuminated mirror
- Heated towel rail
- Matt porcelain vanity unit
- Chrome fittings

### 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 main bedroom and shower rooms



<b>AREA :</b> 694 SQ. FT 64.5 SQ. M <small>Measured to finished plasterboard faces disregarding inner walls.</small>	Living	10'-11" max x 15'-9" max	3330 max x 4795 max
	Kitchen	7'-10" max x 7'-3" max	2400 max x 2200 max
	Shower room	7'-3" max x 6'-9" max	2200 max x 2050 max
	Master Bedroom	9'-7" max x 12'-0" max	2900 max x 3670 max
	Bedroom 2	9'-2" max x 11'-2" max	2785 max x 3400 max