

Artist impression



McCarthy & Stone

The UK's leading retirement housebuilder



Retirement Living in the heart of the community
Chestnut Court Bridlington

Your dream
apartment built
by an award
winning
developer



Welcome to Chestnut Court

Take a closer look and be amazed by our latest development in Bridlington. This exclusive development of 32 one and two bedroom retirement apartments is nestled within the trees on Martongate in a sought after location and close to local amenities.

At Chestnut Court you will find a range of apartments with additional features such as low maintenance, fully fitted kitchens, walk in wardrobes and low level shower trays for easy access. Many apartments also boast a Juliet, walk out balcony or patio.

What's more, McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort and modern features. Designed exclusively for people aged 60 and over, our Retirement Living developments give you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening – and there is a House Manager on hand every day. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





Join 11 years
of happy
homeowners
when you
buy with
McCarthy & Stone



Providing award winning customer service

We're incredibly proud to have been awarded a 5 Star rating in customer satisfaction, as voted for by our homeowners via the Home Builders Federation (HBF) survey.

We're delighted that so many of our homeowners say they would happily recommend us to their friends and family. We believe this is testimony to the quality and attention to detail that goes into the service we provide, and all our developments.

It's nice to know that we're getting it right, for the people who really matter – our customers.



A vibrant community in the traditional seaside town of Bridlington



There's plenty on your doorstep in Bridlington

The perfect location for Retirement Living

Chestnut Court is a stunning development of one and two bedroom retirement apartments located in the traditional coastal town of Bridlington.

This popular holiday town is an ideal choice for your retirement boasting stunning walks, numerous seaside attractions and a great range of amenities around the town.

If you are looking for a leisurely day out, you could spend time sitting on the sandy beach or walking along the award winning promenade. You could also visit the delightful mix of independent shops, galleries and cafes in Bridlington Old Town or enjoy a meal in one of the many local restaurants. Theatre goers can take in regular productions and events held at Bridlington Spa - you can even go dancing in the Royal Hall where Tea Dances are frequently held.

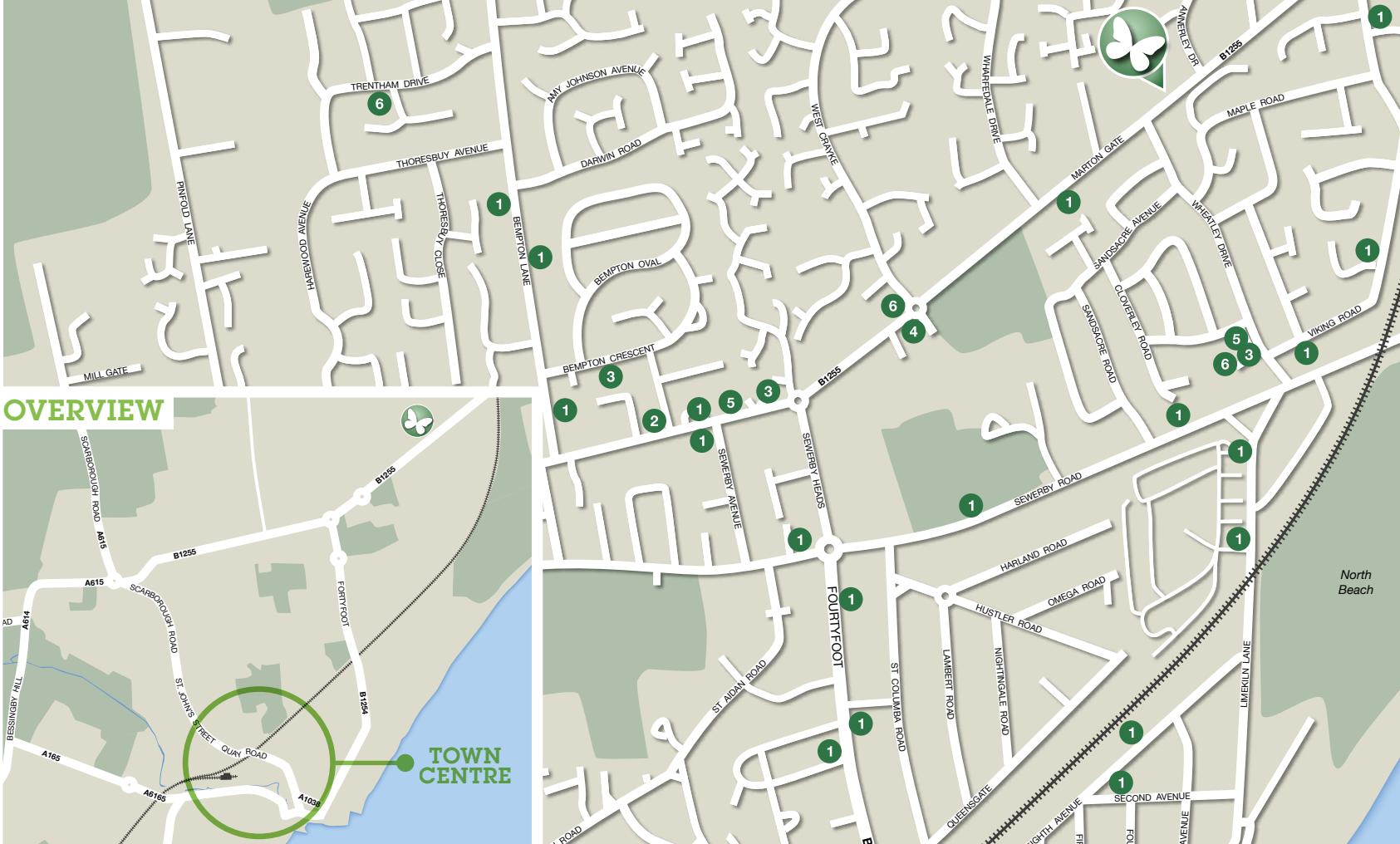
The town has a number of major supermarkets including Coop, Tesco and Morrisons plus all the amenities you need to enjoy your retirement. Chestnut Court is conveniently located to allow you to make the best of all that is available, offering easy access to public transport and to facilities such as a Post Office, the community centre and the local library.

There are good transport links by both road and rail ensuring your family remain close by. Bridlington is served by Bridlington Railway Station on the Yorkshire Coast Line that runs between Hull and Scarborough. Local bus services connect the town to York, Driffield and Beverley and the two main trunk roads, A165 and A164 provide easy access to surrounding towns both north and south of Bridlington.



Chestnut Court

- 1 Bus stop
- 2 Chemist
- 3 Hairdresser
- 4 Library
- 5 Post Office
- 6 Supermarket



North Bay



Keeping you
close to the things
that really matter

The Spa Royal Hall and Theatre



Our developments take the stress out of being a homeowner

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

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

Enjoy more time to socialise with the people you care about





Have more free time to enjoy with friends



You will be surrounded by the warmth of companionship

Our developments have everything you need to help you enjoy a full and active life. There is a Homeowners' Lounge and outdoor space, where you can enjoy the company of friends, and neighbours and there is even a comfortable guest suite (complete with TV and tea and coffee making facilities) so you can invite your friends and family to come and stay[®].

We also understand the companionship that a pet can bring, so if you are used to having a pet around you would be welcome to bring them too, as long as they are well behaved*.

“

I love the space that I've got in my new lounge and I've got my own patio if I want to enjoy some fresh air, or I can meet up with my new friends and sit in the residents' rose garden to catch-up on what's going on – it really is such a lovely place to be.

Mrs Hope Weir - Homeowner, Clifton Mews

”

[®]Extra charge applies. ^{*}Subject to availability. ^{*}Please speak to Sales Executive for more information on our pet policy



We do everything we can to help you stay independent for longer



Apartments designed to make your life easier

Step inside one of our new apartments and you will wonder why you didn't move years ago. You will settle in quickly with your own things around you. There is more than enough room to entertain when family and friends visit. At Chestnut Court there is a choice of apartment designs with all ground floor apartments benefiting from a patio and a selection of first and second floor apartments boasting either a Juliet or walk out balcony.

Life's little luxuries are waiting for you

In the kitchen, you will see that we have incorporated a range of high quality appliances

including a waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible and completed with splashbacks and coordinating worktops for a luxurious feel.

Our stylish bathrooms are designed to offer both functionality and safety. They all have showers with low level shower trays and lever taps which turn on and off effortlessly.

*Subject to Sky Subscription

10 year guarantee

For total peace of mind, every apartment comes with a two year warranty for most aspects of the construction, backed up by a NHBC guarantee which covers major structural defects for a further eight years.



All in place

With double glazing, insulation and electric heating throughout; your apartment is designed to be incredibly energy efficient allowing you to keep warm whilst keeping your heating bills low. We have also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in.

Safe and secure

Peace of mind also comes from a door entry system linked to your TV so you can see who is there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it. 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.

A helping hand from our handyman service

We are here to help and will do all we can to get you settled – you can even use our handyman service if you need someone to put up pictures, shelves or hang curtains (we will give you one hour free within your first 30 days of moving into your apartment).

Put your own stamp on your apartment

Throughout the apartment, everything is kept light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully. You will have plenty of scope to make your apartment your own and incorporate your own personal touches.

“ We could personalise the apartment to suit us and create our dream home.

Jack and Brenda Roberts - Homeowners, Kingsman Court



Our stunning apartments are built to high standards

**With everything
designed around
you, experience
a new level of
comfort**



The development at a glance

Services

- A House Manager, a friendly face who can provide help and support when it is needed during the day
- 24 hour emergency call system should you need assistance day and night
- Handyman service if you need someone to put up pictures, shelves or hang curtains – we will give you one hour free within your first 30 days of moving into your apartment

Development

- Homeowners' Lounge where you can meet up with neighbours or make new friends
- Landscaped garden for you to enjoy without having to lift a finger
- Guest suite, perfect for when friends and family come to visit[◊]
- Lift to all floors making it easy to get around
- Car parking available on-site for permit holders^{#◊}
- Car ports available on site^{#◊}

[◊]Extra charge applies [#]Subject to availability

The apartments at a glance

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to keep you warm and ensure your bills stay low
- Fitted or walk in wardrobe in all apartments so it is easy to keep everything organised and within reach
- Walk out balcony or Juliet balcony to selected apartments
- Patio to selected apartments, letting you enjoy your own outside space
- Lever taps throughout, which turn on and off easily
- Washing machine in utility cupboard
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*

Shower room

- Low level shower tray for easy access
- Part tiled walls
- High quality bathroom fittings

*Subject to Sky Subscription

Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob, laid out to make cooking easier
- Cooker hood to help keep your apartment fresh
- Stainless steel sink with hardwearing, easy to clean surface

Heating and finishes

- Storage and panel heaters to each individual apartment
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Door entry system which links to your TV, allowing you to see who is there before opening the door
- Smoke detector and intruder alarm to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom so you can access them easily in the dark



We'll help you make the move

Once you have found the perfect apartment, your move could not be in better hands. We will arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed for you, taken to your new apartment and unpacked again onto a flat surface. They will even de-clutter for you if you wish.

There are lots of ways we can make your move as easy as possible. Call us or visit one of our developments to find out more. We can even come to you if that is easier.

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you will be convinced it is the right move for you.

To register your interest or find out more about buying a McCarthy & Stone Retirement Living apartment at Chestnut Court, call 0800 201 4106 or visit mccarthyandstone.co.uk/chestnutcourt

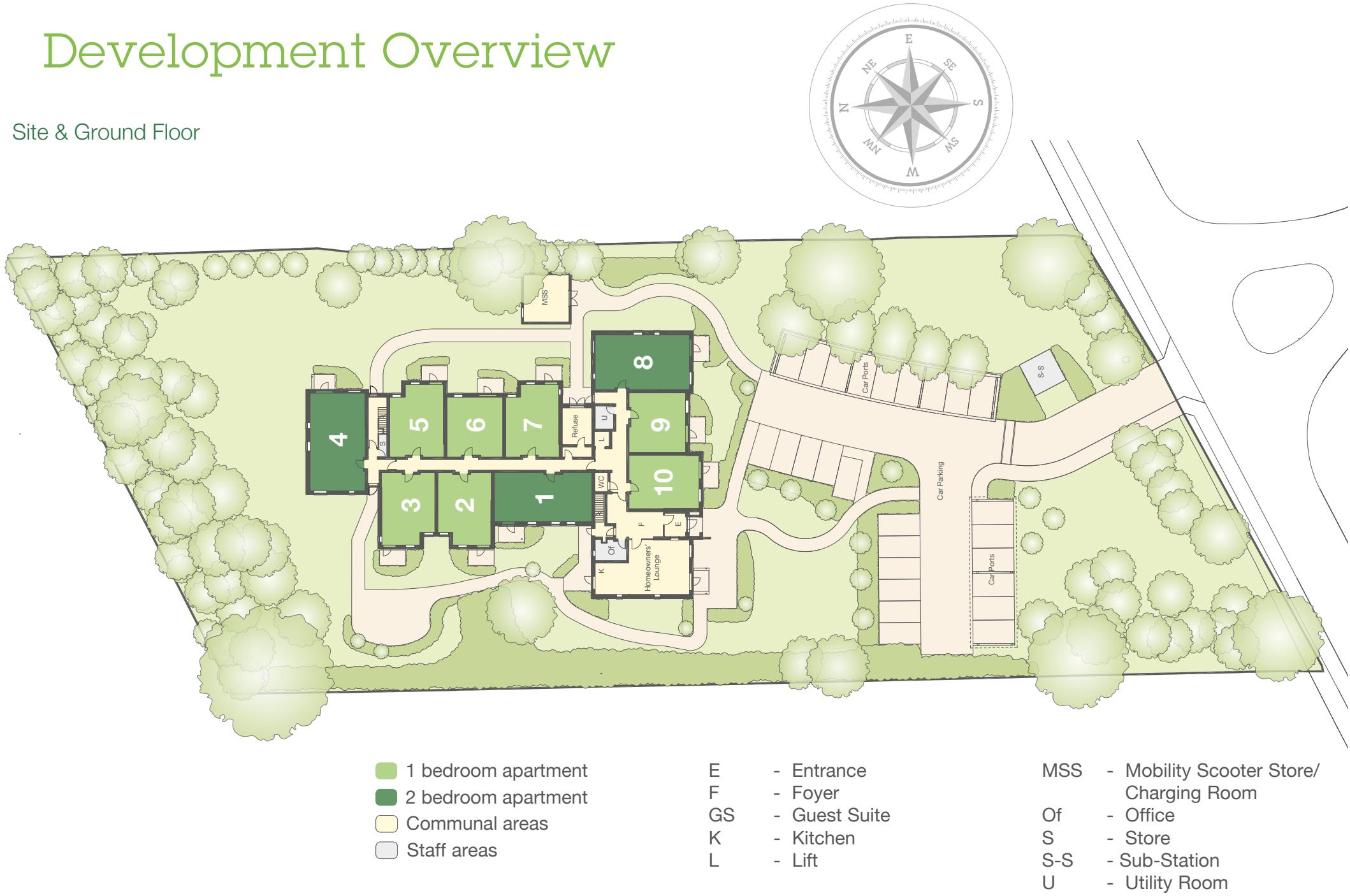
Take a look for yourself

We would be delighted to tell you more about Chestnut Court. Call us to book an appointment and we will arrange to see you at a time and date to suit you.

Chestnut Court, 99 Martongate, Bridlington, East Yorkshire YO16 6YE

Development Overview

Site & Ground Floor



First Floor



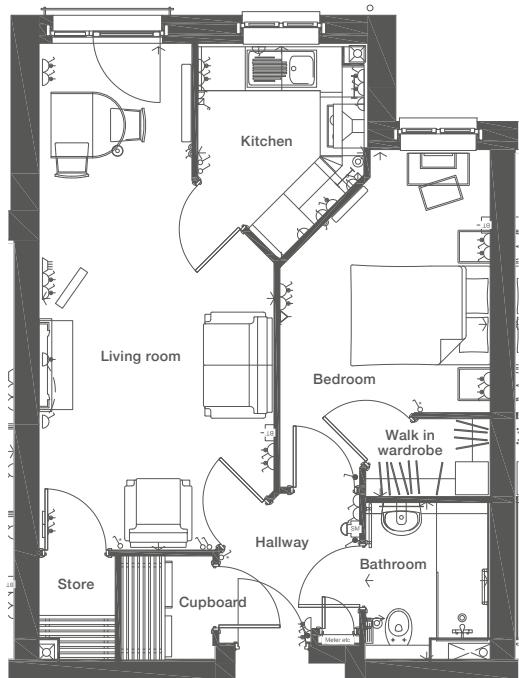
Second Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

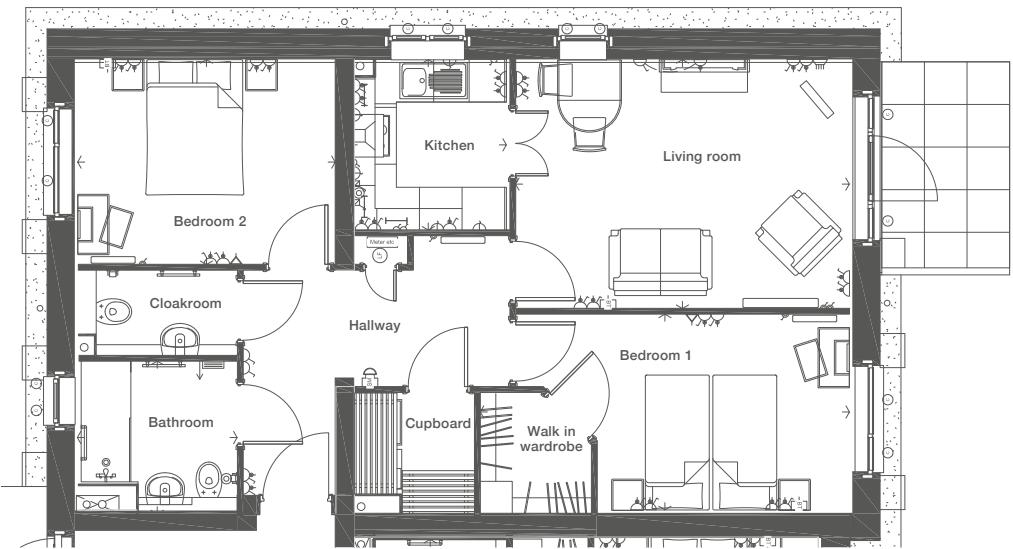
E	- Entrance	MSS	- Mobility Scooter Store/
F	- Foyer		Charging Room
GS	- Guest Suite	Of	- Office
K	- Kitchen	S	- Store
L	- Lift	S-S	- Sub-Station
		U	- Utility Room

Typical one bedroom apartment



Living Room (Max.)	22'7" x 10'4"	(6880mm x 3166mm)
Kitchen (Max.)	9'6" x 7'5"	(2912mm x 2273mm)
Bedroom (Max.)	15'5" x 9'6"	(4695mm x 2905mm)
Bathroom (Max.)	7'0" x 5'5"	(2150mm x 1688mm)

Typical two bedroom apartment



Living Room (Max.)	15'5" x 11'6"	(4700mm x 3505mm)
Kitchen (Max.)	7'10" x 7'2"	(2400mm x 2200mm)
Bedroom 1 (Max.)	17'0" x 9'0"	(5200mm x 2755mm)
Bedroom 2 (Max.)	11'11" x 9'5"	(3627mm x 2886mm)
Bathroom (Max.)	7'4" x 7'0"	(2250mm x 2150mm)

See individual apartment plans for specific details. Arrows denote measurement points

The 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.

**McCarthy & Stone has apartments for sale
at over 100 developments across the UK.
So wherever you want to buy, we'll have
a location to suit you.**



Please call us free on **0800 201 4106** and we'll help you find the
perfect apartment or visit **mcCarthyandstone.co.uk/chestnutcourt**



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