



Discover retirement living to the full
at Chantry Gardens, Filey


McCarthy & Stone





A warm welcome to Chantry Gardens

Exclusively designed for the over 55s, our stunning new collection of two bedroom bungalows is ideally located just off Church Cliff Drive, Filey. Along side the 20 two bedroom bungalows, there will also be a development of stylish one and two bedroom apartments.

At Chantry Gardens you can enjoy the benefits of enjoying your own home in a gated community with like-minded retirees as your neighbours.

There's also the added peace of mind that these stylish properties are brought to you by McCarthy & Stone – the only house builder to win the Home Builders Federation 5-star award for customer service every year since the awards began in 2005.





Enjoying life in your new home

You'll feel right at home in your beautiful new bungalow in next to no time. Best of all, 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.

We also look after the beautifully landscaped gardens at Chantry Gardens[^], meaning you can sit back and enjoy the outside space without having to lift a finger when it comes to their upkeep.



More time to do the things you love

With your new low maintenance property you can sit back, relax and enjoy the beautiful surroundings. At Chantry Gardens you will also be able to access the Communal lounge and guest suite at our stunning development located in the same grounds.

The communal lounge is a great place to meet with friends and neighbours for a coffee and chat. If you have friends or relatives to visit, then you can book them into the Guest Suite, a delightful twin room with en-suite facilities.^#

^Extra charge applies. #Subject to availability.





Designed to make **your** life easier

Step inside one of our new beautiful bungalows and you'll soon start to wonder why you didn't move years ago. You'll settle quickly into your new home, with plenty of room for your precious belongings.

When family and friends visit you can entertain them in comfort and style in your home, or pop to the communal lounge at our neighbouring development.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of integrated appliances, including a waist-height oven, ceramic hob and integrated fridge/freezer. Everything is designed to make cooking and cleaning as effortless as possible.

Our luxurious shower rooms are designed to offer both functionality and safety. They all have low profile showers, so you can get in and out easily, as well as slip-resistant flooring and lever taps that turn on and off effortlessly.



Your new bungalow in detail

General

- NHBC 10 year warranty allows you to buy with confidence
- Double glazing to keep you warm and help reduce your bills
- Walk-in wardrobe or fitted wardrobe master bedrooms
- Patio to all bungalows
- Telephone and television point in living room and bedroom
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen
- Integrated fridge/freezer
- Electric oven at waist-height and ceramic hob with extractor hood
- Granite composite sink

Shower room

- Fitted shower, tiled with low profile shower tray

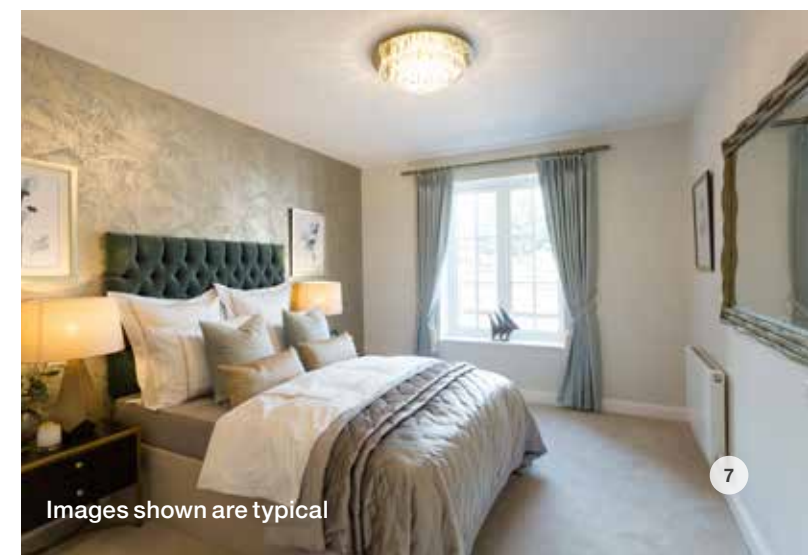
- En-suite shower rooms to selected master bedrooms
- High quality sanitary fittings

Heating and finishes

- Gas central heating
- Neutral decor to coordinate with your furnishings
- Oak veneered doors giving your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- 24hr emergency call facility
- Smoke detector and intruder alarm
- Illuminated light switches in the bathroom, master bedroom and hallway



Images shown are typical



What you can expect at Chantry Gardens

Moving to a McCarthy & Stone property is about far more than just enjoying a new home – it's also about embracing a rich and fulfilling lifestyle with more time to spend on the things you really enjoy.

Chantry Gardens and shared facilities at Brigg Court.

- The communal lounge is the perfect place to socialise with neighbours or make new friends
- Guest suite perfect for when friends and family come to visit^{^#}
- Rear garden shed to all bungalows
- Allocated parking space for bungalows

Services

- A dedicated House Manager, on site during office hours to provide help and support if required
- 24 hour emergency call system, should you need assistance day or night
- If you need someone to put up pictures, shelves or hang curtains we have teams of professional tradespeople you can call upon. As part of your moving package, we'll provide one hour's service within your first 30 days of moving

[^]Extra charge applies. [#]Subject to availability.

Our stunning properties are built to high standards

10 year warranty

As a registered builder with the NHBC, all new McCarthy & Stone properties come with a 10 year NHBC Warranty.

All in place

With double glazing and insulation, your bungalow is designed to be incredibly energy efficient, allowing you to keep warm whilst helping to keep your heating bills low. We'll also ensure that telephone, TV and Sky connection points are fitted ready for the day you move in.

Safe and secure

There's an intruder alarm and a 24-hour emergency call system, giving access to assistance whenever you need it. If you spend a lot of time travelling or visiting family, a McCarthy & Stone property also lets you 'lock up and leave' so you can go away in the knowledge that everything at home is left safe and secure.

Put your own stamp on your new home

Throughout all our properties in Filey the decor is light and neutral – a blank canvas, so that whatever your taste in furniture and furnishings, everything is sure to co-ordinate beautifully. You'll have plenty of scope to make your property your own by incorporating your own personal touches.



“Our House Manager Kerry is a real superstar. She's always there to help straight away, no matter how big or small the issue is. It is so comforting to have somebody there who you know you can rely on. She makes life so easy for us.”

Mr and Mrs Clarke
Homeowners, Walsall





A vibrant community in a coastal town

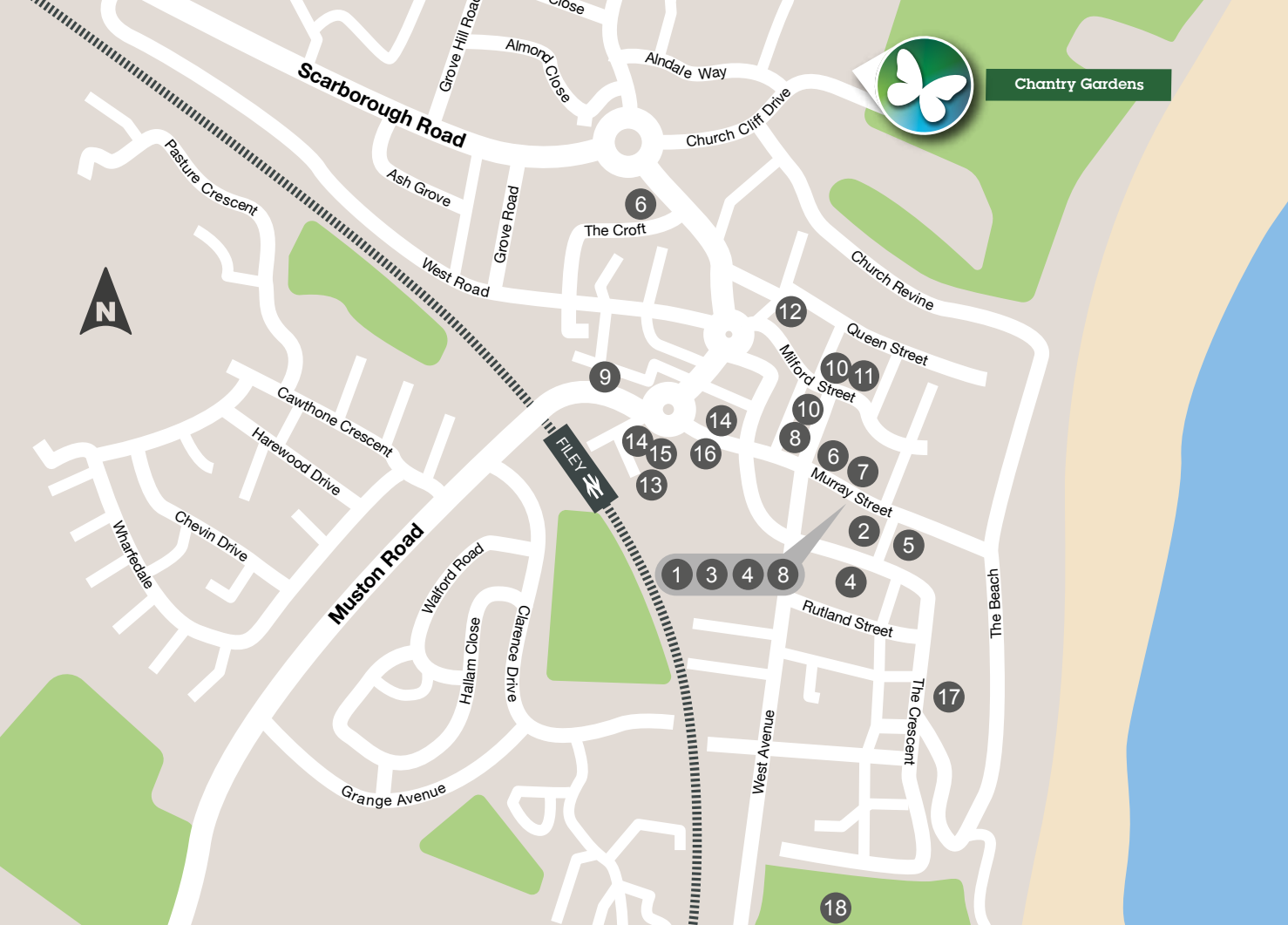
The perfect location to live your retirement to the full

If you are looking for an active retirement or wanting to relax and enjoy all the Yorkshire coast has to offer, then it would be harder to find a better all-round choice than the beautiful town of Filey.

The coastline boasts the rugged Filey Brigg with its imposing cliff front, it marks the start of the Cleveland Way coastal walk and is an ideal place for bird watching. The glorious sandy beach stretches for 5 miles, offering a beautiful place to walk in both summer and winter. Enjoy a stroll along The Promenade which leads up to The Crescent, with its band stand and gardens, it's a beautiful place to sit and take in the views.

The town centre has a traditional feel and has a range of shops as well as a large supermarket, there is also a butchers, bakers, greengrocers and a selection of restaurants & bistros.

Good transport links ensure your family and friends are always close by. The nearby A165 runs along the coast to Scarborough and Bridlington and the train station and bus station provide connections to towns and cities further afield.



Town centre



Coble Landing



Chantry Gardens

- | | | |
|---------------------|-----------------|---------------------|
| 1 Opticians | 8 Butchers | 15 Library |
| 2 Grocers | 9 Dentist | 16 Bus station |
| 3 Bakers | 10 Hairdressers | 17 Crescent Gardens |
| 4 Pharmacy | 11 Dry Cleaners | 18 Glen Gardens |
| 5 Post Office | 12 Museum | |
| 6 Convenience Store | 13 Supermarket | |
| 7 Memorial Gardens | 14 Doctors | |



Crescent Gardens



Help with your move and with your costs

Once you've found your perfect location, we continue to support you with our Smooth Move and Part Exchange services. We can even help towards estate agent fees and legal services, and provide a specialist removals service.

Of course, you might be happy to sell your old home on the open market. But it's worth noting that whatever the value of the property you're leaving – be it more, less or equal to that of your new property – if you choose our Part Exchange scheme you won't need to find a buyer. You just decide what's best for you.

Smooth Move

Our Smooth Move makes the whole moving process easier for you and helps you feel instantly at home in your new property. You couldn't be in better hands.

Leave all the lifting and carrying to us. Our team of specialist removers can help you declutter, pack up your belongings and take them to your new apartment before carefully unpacking them again.

We can even hang your pictures and mirrors, put up shelving and do any other small tasks that'll soon have your new property feeling like home.

As well as our free specialist removals service, Smooth Move also offers you:

- £2,500 towards your estate agent fees; and
- £1,000 towards legal fees.

Part Exchange

If you're looking for the quickest, most straightforward route into your new McCarthy & Stone property, our Part Exchange service might be the answer. You effectively gain a cash buyer, removing the risk of problems with property chains. You won't need an estate agent either, so you will save money on fees.

While Part Exchange can speed up the whole moving process, we still appreciate that you won't want to feel rushed into getting everything done on moving day. That's why we give you access to your old property for up to a fortnight after the sale completes.

Of course, we can't guarantee you won't get a better price for your property on the open market. But many customers say the time, expense and hassle they save with Part Exchange makes it the better option for them.

For both Smooth Move and Part Exchange, terms and conditions apply. Offers may change and are correct at time of print. For more information and full terms and conditions, please visit mccarthyandstone.co.uk/how-we-help



“The McCarthy & Stone sales team made my purchase and move smooth and trouble free. Their continuous support throughout a very stressful period left me with a smile on my face and a certainty that I had made the right move.”

William Burgess
Homeowner, Biggleswade





Providing award-winning customer service

We're incredibly proud to have been awarded a 5-star rating in customer satisfaction for fourteen consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We are 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 all our developments and the service we provide.

What's more, almost 90% of our homeowners say that moving to a McCarthy & Stone development has improved their quality of life*.

Since we started in 1977 we've built over 54,000 properties, as well as a strong reputation for quality. It's nice to know that we're getting it right for the people who really matter.



Chantry Gardens Off Church Cliff Drive, Filey, YO14 9FB



The Maple



The Oak



The Mulberry



The Aspen



Living Room (Max.)

12'5" x 19'3" (3790mm x 5880mm)

Kitchen (Max.)

8'10" x 7'3" (2700mm x 2200mm)

Bedroom 1 (Max.)

10'5" x 10'9" (3180mm x 3285mm)

Bedroom 2 (Max.)

10'5" x 9'5" (3180mm x 2875mm)

Shower Room (Max.)

7'3" x 6'9" (2200mm x 2050mm)

En-Suite (Max.)

5'7" x 7'3" (1710mm x 2200mm)

Living Room (Max.)

12'5" x 19'3" (3790mm x 5880mm)

Kitchen (Max.)

8'10" x 7'3" (2700mm x 2200mm)

Bedroom 1 (Max.)

10'5" x 10'9" (3180mm x 3285mm)

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Shower Room (Max.)

7'3" x 6'9" (2200mm x 2050mm)

En-Suite (Max.)

5'7" x 7'3" (1710mm x 2200mm)

Living Room (Max.)

12'3" x 19'6" (3730mm x 5950mm)

Kitchen (Max.)

7'3" x 9'10" (2200mm x 3000mm)

Bedroom 1 (Max.)

11'5" x 11'4" (3470mm x 3450mm)

Bedroom 2 (Max.)

10'5" x 8'8" (3180mm x 2650mm)

Shower Room (Max.)

7'3" x 6'9" (2200mm x 2050mm)

En-Suite (Max.)

7'3" x 4'9" (2000mm x 1450mm)

Living Room (Max.)

12'3" x 19'6" (3730mm x 5950mm)

Kitchen (Max.)

7'3" x 9'10" (2200mm x 3000mm)

Bedroom 1 (Max.)

11'5" x 11'4" (3470mm x 3450mm)

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Call us on **0800 201 4106** to find out more
or visit **mccarthyandstone.co.uk/chantry-gardens**

See individual bungalow 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 property. 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 print 27/01/2020

Notes...

Find out more

For more information please
call **0800 201 4106** or visit
mccarthyandstone.co.uk/chantry-gardens



McCarthy & Stone

— Retirement living to the full —

We'll help you find your perfect new home.

Chantry Gardens, Off Church Cliff Drive, Filey, YO14 9FB

A large print version of this brochure is available on request

Call us on **0800 201 4106** to find out more
or visit **mccarthyandstone.co.uk/chantry-gardens**

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 property. 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. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, Aspen House, Wykeham Road, Northminster Business Park, York, YO26 6QW.

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