



Discover retirement living to the full
at Lowe House, Knebworth



Computer generated image of Lowe House. Image is indicative only.

Welcome to Lowe House

Lowe House is a Retirement Living PLUS development, brought to you by McCarthy & Stone – the only housebuilder to win the Home Builders Federation 5-star award for fourteen years running.

Designed exclusively for the over 60s, this development comprises 47 one and two bedroom apartments with numerous communal facilities such as a Club Lounge, a Wellness Suite* and a bistro-style restaurant* which serves freshly prepared food daily.

With flexible support packages* that can be tailored to suit your needs and management on-site 24 hours a day, Lowe House has everything you need to relax and enjoy your retirement.



Typical bistro-style restaurant



Typical landscaped gardens

“ My life is so much easier, more relaxing and I can spend more time with my wife doing the things we love!

”

Homeowner,
Poets Place, Loughton

*Additional charge applies.



Picture yourself here

Picture yourself in a spacious and stunning new apartment. Our high quality Retirement Living PLUS apartments are carefully designed and built with pride and attention to detail. There is a fully fitted kitchen, a spacious level access shower room and to selected apartments, walk-in wardrobes. Chrome door furniture and walls painted in a neutral colour emulsion combine to make these truly desirable apartments.



Designed with you in mind

All Retirement Living PLUS developments are wheelchair friendly and there is a secure mobility scooter room to store and charge your vehicle*.

If bending and lifting is a concern, you will notice that the ovens and plug sockets are a convenient height. There is also a slip resistant finish in the shower room, a walk-in shower and lever taps for ease of use.

The safety features extend into the development where you will find a lift and handrails along the hallways.

Peace of mind guaranteed

Knowing that help is at hand creates a sense of well-being. There is a 24 hour emergency call system provided by a personal pendant with optional call points available in your bedroom and bathroom, as well as on-site management 24 hours a day.

You will be able to see who is calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches. You can relax knowing that you are safe and secure.

Energy efficiency comes as standard

Lowe House has been built with energy efficiency in mind, including features such as double glazed windows, heat recovery ventilation units, insulated cavity walls and photovoltaic panels which help harness the sun's solar energy. All of which will help to improve the sustainability of Lowe House and can help you save on those energy bills.

Stylish facilities for you to enjoy

Outside your apartment, there are extra facilities to enjoy. At the heart of the development is our counter service bistro-style restaurant and the stylish Club Lounge. It is a lovely place to meet up with friends old and new and is convenient if you don't want to cook for yourself. The bistro serves breakfast, a hot dish of the day and various light snacks. It also serves an array of teas, coffees and pastries.

Enjoy the development

The stunning Bistro^ and Club Lounge is designed for you to relax and dine with your new neighbours.

The Wellness Suite offers a sanctuary in which to retreat and relax. Comprising a hair salon and treatment station, the in-house suite gives you the opportunity to book an appointment in advance and enjoy pampering all in the comfort of your development^.

The fully equipped laundry room provides everything you require for all your washing, drying and ironing needs. The machines are helpfully raised, so there is no need to bend and lift.

We also have Guest Suite accommodation^# with TV and tea and coffee making facilities available for your friends and family to stay, making it easier for you to host your loved ones.

Socialising with new friends

Socialise as much or as little as you like; your Estate Manager is not only there to take care of the day to day running of the development but is on hand to facilitate events and activities that you can choose to be part of.

Typically, you will find there are book clubs, film nights and day trips which can be booked. You can invite your friends and family to participate in events and celebrate all the major occasions throughout the year.

Relax in landscaped gardens

You can sit back and relax in the landscaped gardens that are thoughtfully designed to delight you throughout the seasons. Awaken your senses with the scents of a variety of blooms, and listen to the breeze rippling through the surrounding mature trees.

Bistro Menu

Breakfast

Granola & Yoghurt Fruit Board

Choose from the following items to build your own breakfast...

Farmhouse sausage, grilled bacon, mushrooms, tomato, hash brown, baked beans & eggs cooked to your liking

Lunch Bites

Baguettes & Sandwiches

Served on a choice of baguette or white/wholemeal bread with Kettle Chips & a side salad

Jacket Potatoes

Freshly oven baked potatoes with a choice of fillings

Salads

A delicious selection of fresh and healthy salads

Main Meals

Burger & chunky chips
Roasted ham, free range egg & chips

Desserts

Indulge yourself with a freshly homemade dessert

Afternoon Tea

A selection of freshly made finger sandwiches, homemade cakes and scones served with fruit preserve and clotted cream, plus a hot beverage of your choice

Caffè Latte

Espresso with steamed milk and capped with foamed milk

Breakfast Tea

Three cup pot of freshly brewed leaf Suki tea

Cold Beverages

Fruit juices, canned drinks, still & sparkling water

Two Courses: £3.20

Three Courses: £3.80

*Spaces subject to availability.

^Additional charge applies. #Subject to availability.

Example menu. Prices are indicative.



A management team you can trust

Retirement Living PLUS gives you much more than just a beautiful new apartment. We have a wonderful support and management team at the heart of the development that you will get to know and trust.

Introducing YourLife

YourLife is regulated by the Care Quality Commission; each Estate Manager who leads the team at the development is personally registered with the Commission. To read the CQC's independent evaluation of our provision, please see: www.cqc.org.uk/search/yourlife*

We understand that to provide excellent customer service we need outstanding people. YourLife ensures that their staff have the skills to do a first rate job, invests in training and encourages career development.

All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before they commence work alone at the development.

Domestic assistance is included

One hour of domestic assistance per week, per apartment is already included in your service charge, so many time consuming chores like bed changing and cleaning can be a thing of the past.

You can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. You can book these on

a temporary basis, as a one-off or on a regular basis – the choice is yours. Unlike in a traditional care home environment, you will only pay for the support you need.

“It's a real benefit having the restaurant on-site serving such tasty food. I don't have to worry about cooking and it's lovely to enjoy good food with good company.”

Homeowner, Lysander House, Ickenham

YourLife
Care and Management

Flexible assistance and support

Retirement Living PLUS is all about assisting you in living independently in your own home. If you require additional support today – or you think you might in the future – it is reassuring to know that you have a qualified, reliable and friendly team on your doorstep. Personal assistance and support services can be provided at an extra charge; from as little as 15 minutes per session, which can be increased and decreased to suit your needs.

Domestic assistance

If you want to add to the one hour of domestic assistance included in your weekly apartment service charge, you can add extra time to help with tasks such as changing the beds, shopping for groceries and posting letters.

Laundry service

The team can take care of all your laundry requirements, returning your clothes and other items washed, dried and ironed in 24 hours.

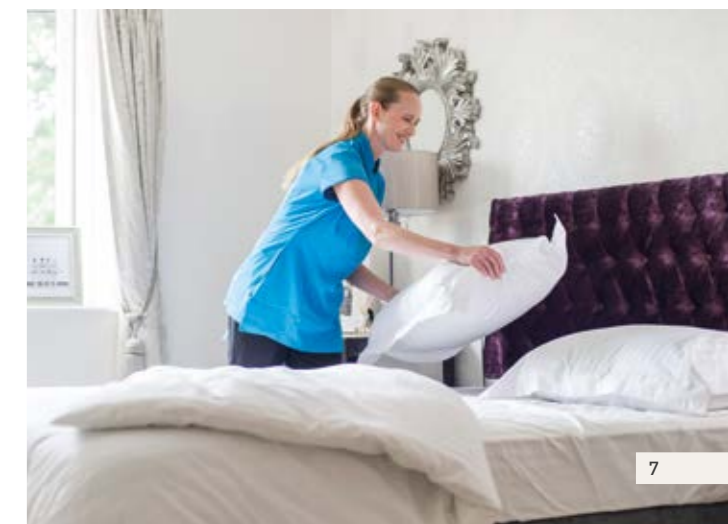
Lifestyle support

If you fancy a theatre or shopping trip, our team can provide companionship and support, helping you to get out and about.

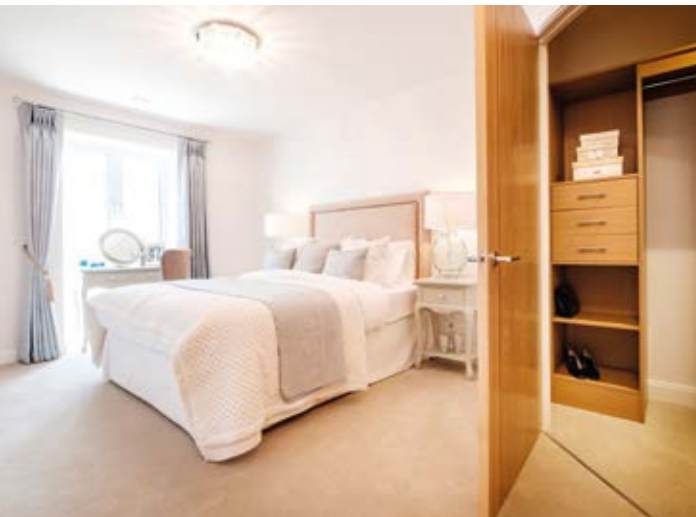
Personal assistance

If required, we can help you with services such as going to bed and getting up in the morning, help with medication prompting and convalescence care. There is a whole host of services on offer.

If you think you would like to take advantage of these services, your Sales Consultant can arrange a private, confidential Wellbeing Assessment with the Estate Manager, so you can be sure you have all the assistance and support you need from the moment you move in.



*If you don't have internet access, we can print your reports on request.



Your new apartment in detail

Apartment Features

General

- Double glazing
- Walk-in wardrobe to master bedroom
- Telephone and television point in living room and main bedroom
- SkyQ connection point in living room

Shower Room

- Shower room fitted with wall tiles and level access shower
- Slip resistant tile flooring
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

- Fitted kitchen with integrated fridge, freezer, microwave and ceramic hob
- Ivory gloss units
- Mid-height oven
- Cooker hood
- Stainless steel sink with lever taps
- Under cabinet lighting

Heating and finishes

- Electric heating
- Walls painted in a neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided by a personal pendant with optional pull points throughout your apartment if requested
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment

Development Features

- Club Lounge
- Bistro-style restaurant[^]
- 24 hour on-site management
- Estate Manager and YourLife team
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)
- Personal care packages available from the on-site CQC registered YourLife team[^]
- Wheelchair friendly
- Guest Suite^{^#}
- Communal laundry facilities
- Wellness Suite[^]
- 2 lifts going to all floors
- Landscaped gardens
- Mobility scooter store[#]
- Car parking available on-site^{^#} (please ask a Sales Consultant for more details)
- Car charging point

10 Year Warranty

Your apartment comes with a 10 Year NHBC warranty

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



“

The fact that we can shut the front door and be safe in the knowledge that there are friendly staff always on-site is a huge benefit and an important aspect for us.

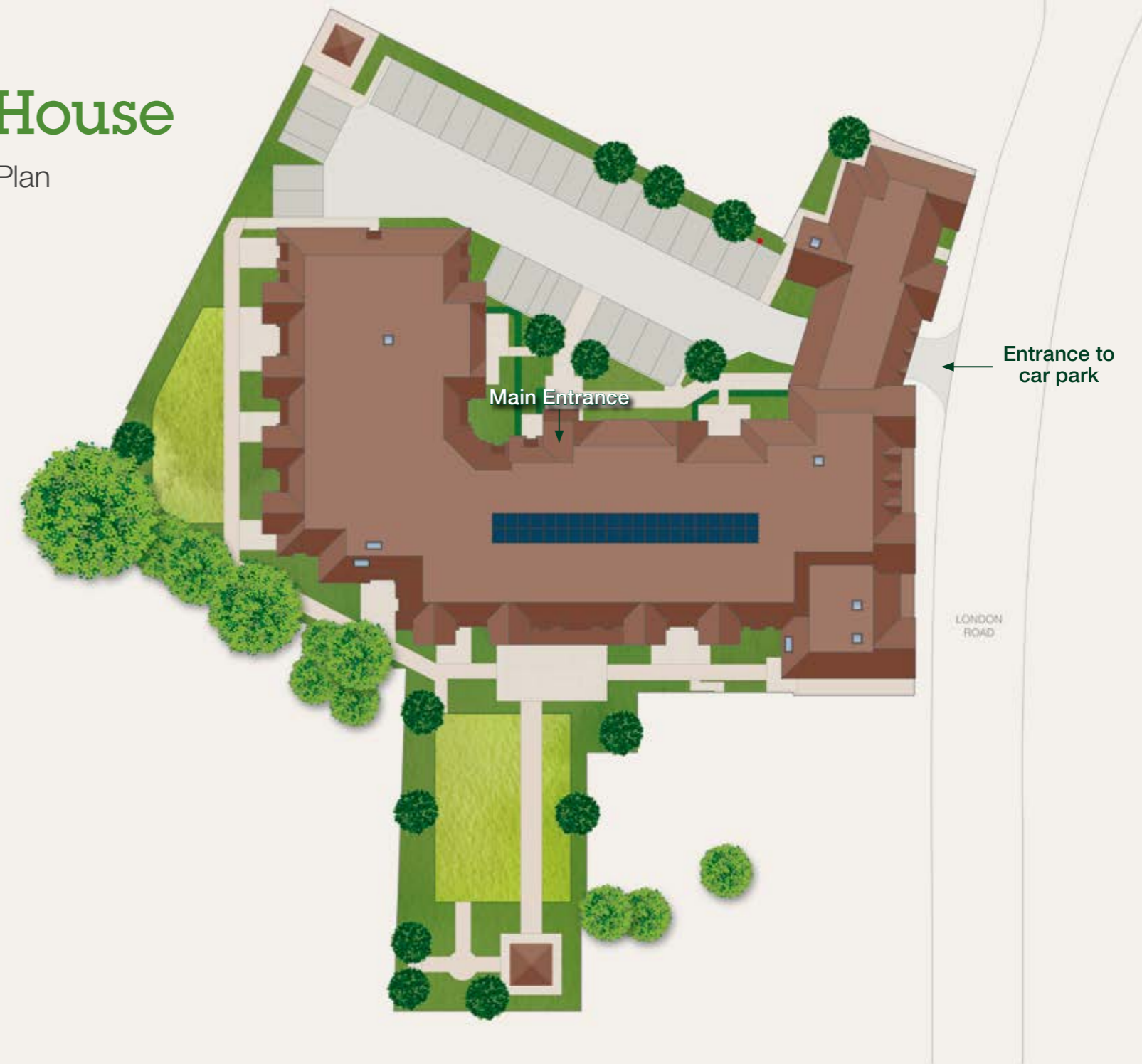
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Resident, Landmark Place, Denham Green



Lowe House

Development Plan



Lowe House

Ground Floor

- 1 bedroom apartment
- 2 bedroom apartment
- Communal / staff areas



- L Lift
- O Office
- P Plant
- RC Riser Cupboard
- S Store
- WC Toilet

Lowe House

First Floor

- 1 bedroom apartment
- 2 bedroom apartment
- Communal / staff areas



- L Lift
- P Plant
- RC Riser Cupboard
- S Store

Lowe House

Second Floor

- 1 bedroom apartment
- 2 bedroom apartment
- Communal / staff areas



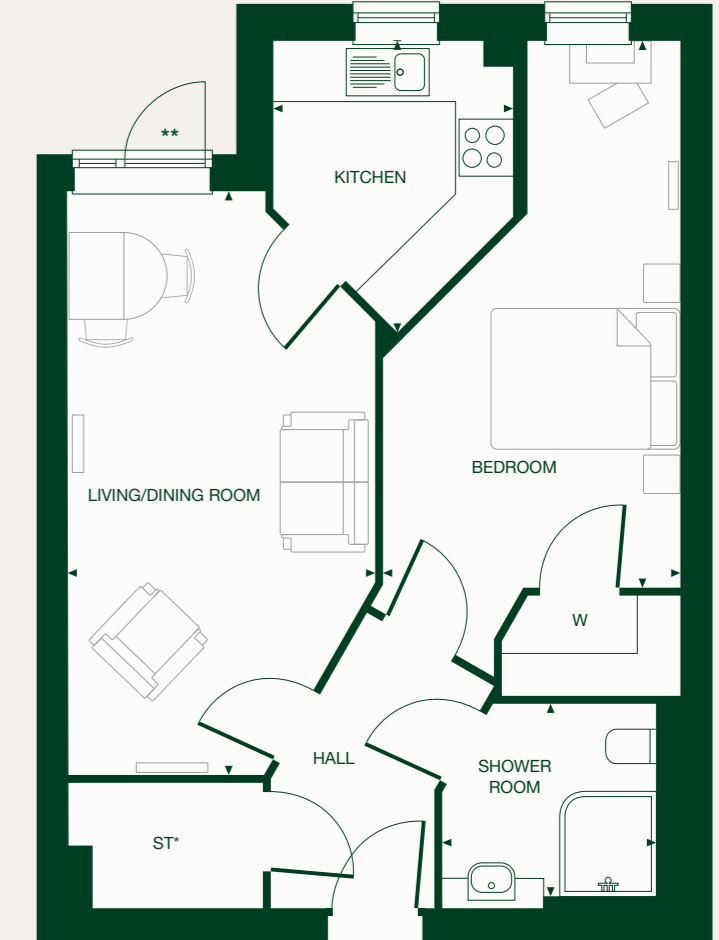
- L Lift
- P Plant
- RC Riser Cupboard
- WC Toilet

The Alexander

Apartments:

Ground Floor	01^ 02 04
First Floor	14^ 15
Second Floor	34^ 35

Living/Dining room	20'1" x 10'6"	(6123mm x 3215mm)
Kitchen	10'0" x 8'3"	(3056mm x 2531mm)
Bedroom	18'9" x 10'3"	(5733mm x 3124mm)
Shower room	7'4" x 6'7"	(2247mm x 2027mm)



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 misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Consultant for individual apartment plans. ST* store cupboards contain hot water cylinder, MUHR unit and electric meter.

^ Plots 01, 14 & 34 are handed

** Terrace to plots 01, 02 & 04
Juliet balcony with door opening inwards to plots 14, 15, 34 & 35

W Wardrobe
ST Storage cupboard

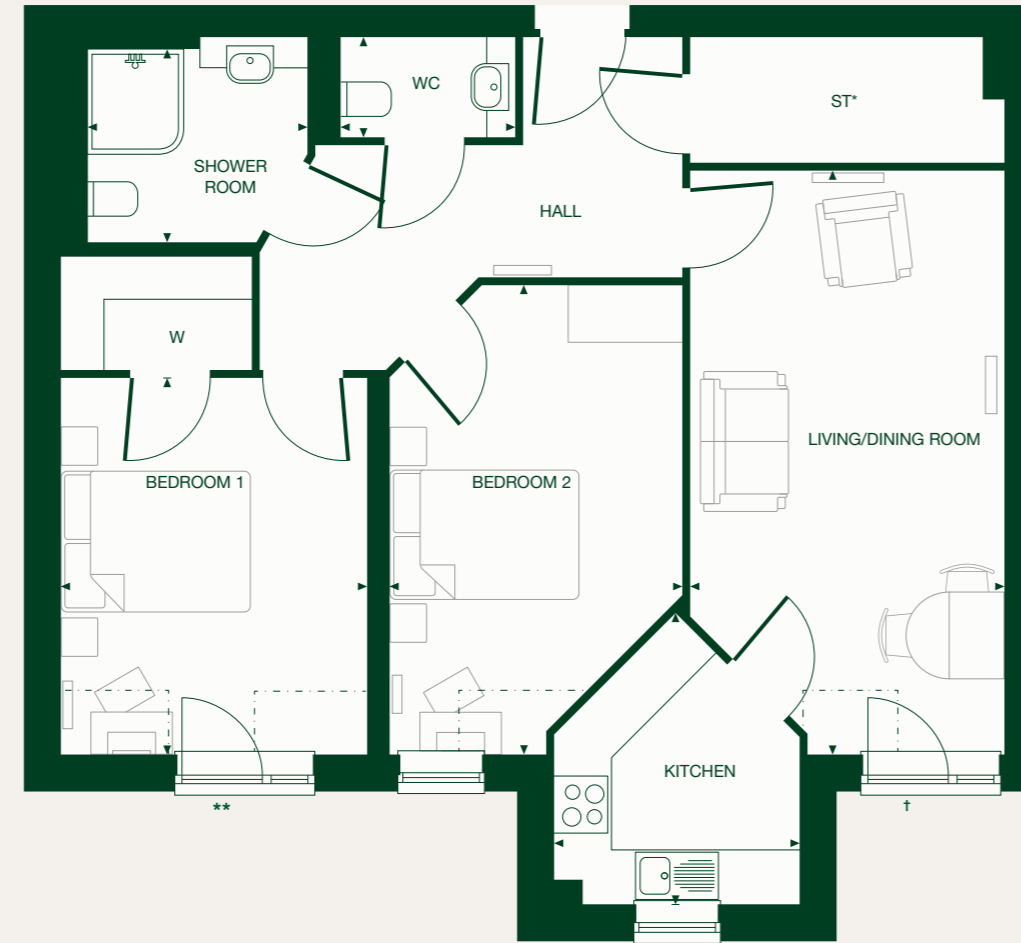
The Constance

Apartments:

Ground Floor	03 [^] 09
First Floor	22 [^] 23 24 [^] 29
Second Floor	38 [^] 39 40 [^] 45

Living/Dining room	20'1" x 10'9"	(6131mm x 3300mm)
Kitchen	10'0" x 8'5"	(3063mm x 2579mm)
Bedroom 1	12'11" x 10'6"	(3955mm x 3212mm)
Bedroom 2	16'2" x 10'0"	(4930mm x 3070mm)
Shower room	7'7" x 6'7"	(2313mm x 2027mm)
WC	6'10" x 3'5"	(2100mm x 1055mm)

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[^] Plots 03, 22, 24, 38 and 40 are handed

** Single door with sidelight to plots 23, 24, 39 and 40
Double bay window to plots 03, 09, 22, 29, 38 and 45

† Terrace to plots 03 & 09

Dotted lines denote reduced head height to second floor apartments
Reduced head height on plot 45 differs

W Wardrobe
ST Storage cupboard

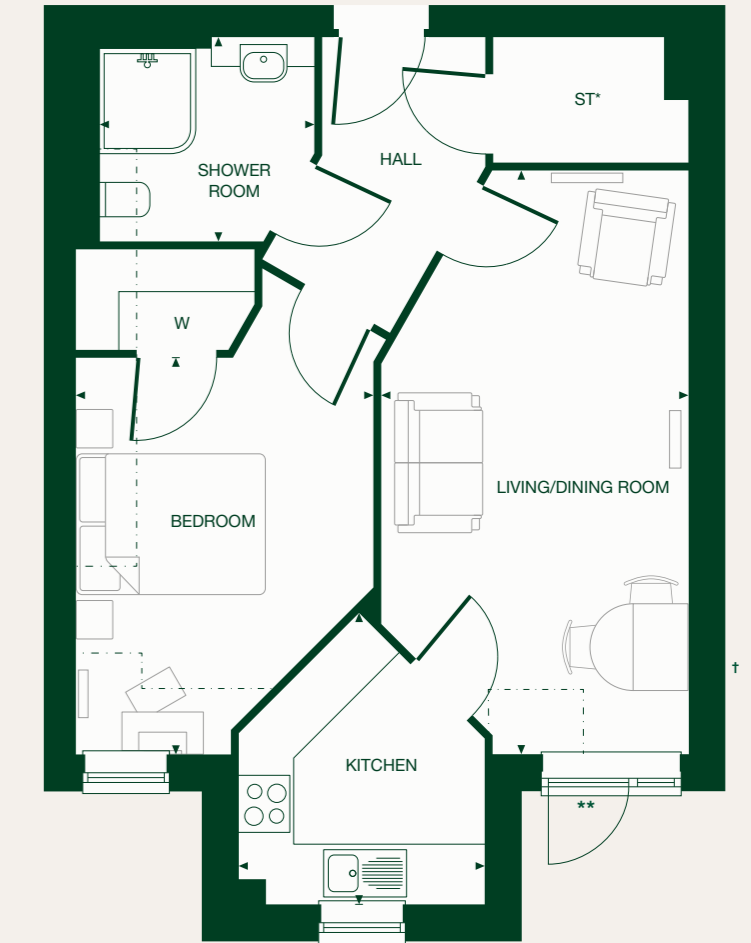
The Edith

Apartments:

Ground Floor	05 06 07 [^] 08 [^]
First Floor	25 26 27 [^] 28 [^]
Second Floor	41 42 43 [^] 44 [^]

Living/Dining room	20'1" x 10'6"	(6131mm x 3220mm)
Kitchen	10'0" x 8'5"	(3065mm x 2579mm)
Bedroom	13'8" x 10'2"	(4167mm x 3121mm)
Shower room	7'4" x 6'7"	(2249mm x 2030mm)

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[^] Plots 07, 08, 27, 28, 43 and 44 are handed

** Terrace to plots 05, 06, 07 & 08
Juliet balcony to plots 25, 26, 27, 28, 41, 42, 43 & 44

† Single door with sidelight open in at this position to plot 42 only

Dotted lines denote reduced head height to second floor apartments
Reduced head height differs on plots 42, 43 & 44

W Wardrobe
ST Storage cupboard

The Edward

Apartments:

Ground Floor	10
First Floor	30
Second Floor	46

Living/Dining room	25'4" x 10'9"	(7727mm x 3300mm)
Kitchen	10'1" x 8'3"	(3085mm x 2536mm)
Bedroom 1	13'0" x 10'6"	(3977mm x 3212mm)
Bedroom 2	16'2" x 10'0"	(4950mm x 3070mm)
Shower room	7'7" x 6'7"	(2313mm x 2027mm)
WC	6'10" x 3'5"	(2100mm x 1056mm)



**Terrace to plot 10
 Juliet balcony with door opening inwards to plots 30 & 46
 Dotted lines denote reduced head height to second floor apartments

W Wardrobe
 ST Storage cupboard

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The Edwin

Apartments:

Ground Floor	11
First Floor	31
Second Floor	47

Living/Dining room	25'4" x 10'9"	(7727mm x 3300mm)
Kitchen	10'0" x 8'4"	(3063mm x 2539mm)
Bedroom 1	13'0" x 10'9"	(3977mm x 3284mm)
Bedroom 2	16'2" x 10'0"	(4950mm x 3070mm)
Shower room	7'7" x 6'7"	(2313mm x 2027mm)
WC	6'10" x 3'5"	(2100mm x 1055mm)



**Terrace to plot 11
 Juliet balcony with door opening inwards to plots 31 & 47
 Dotted lines denote reduced head height to second floor apartments

W Wardrobe
 ST Storage cupboard

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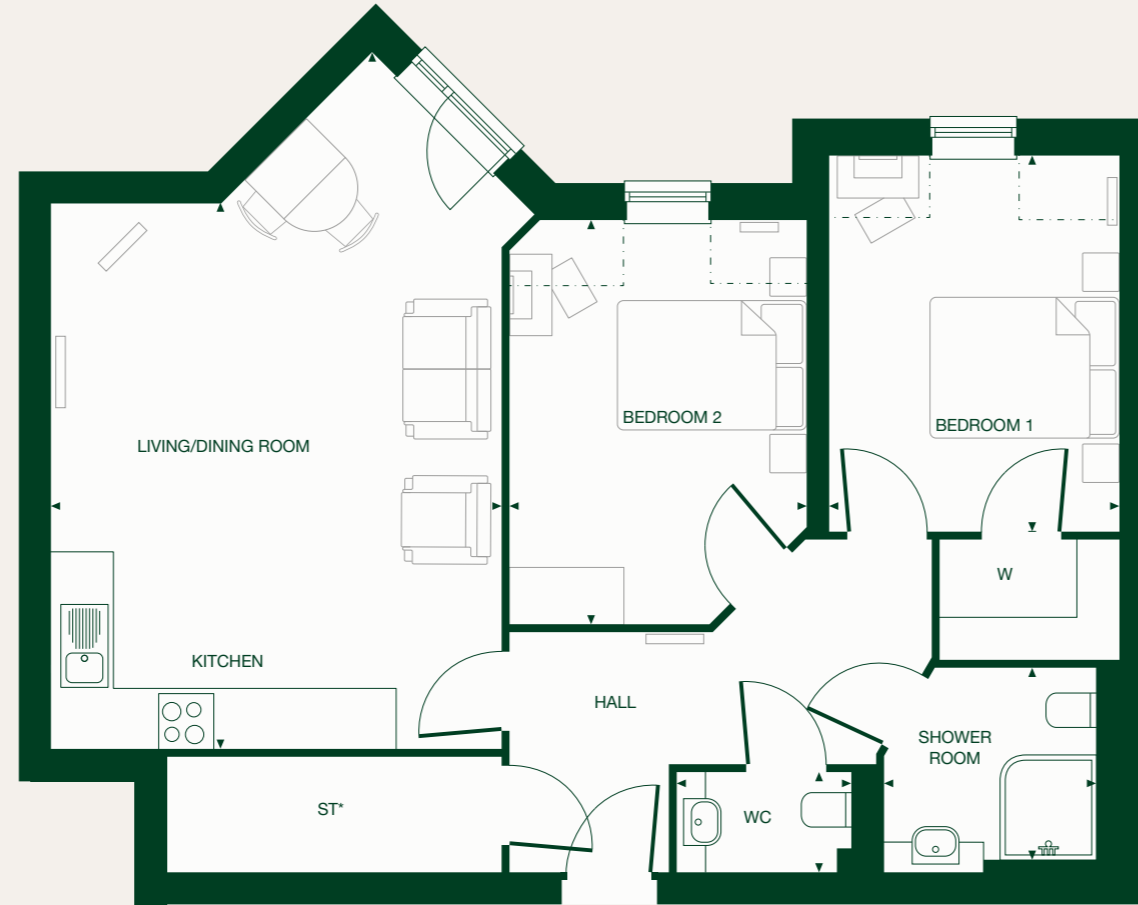
The Henry

Apartments:

First Floor	12
Second Floor	32

Living/Dining room	15'10" x 15'6"	(4844mm x 4732mm)
Kitchen	9'0" x 6'10"	(2749mm x 2100mm)
Bedroom 1	12'11" x 10'0"	(3948mm x 3049mm)
Bedroom 2	13'11" x 10'2"	(4246mm x 3118mm)
Shower room	7'3" x 6'7"	(2227mm x 2027mm)
WC	6'10" x 3'5"	(2100mm x 1055mm)

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Dotted lines denote reduced head height to second floor apartments

W Wardrobe
ST Storage cupboard

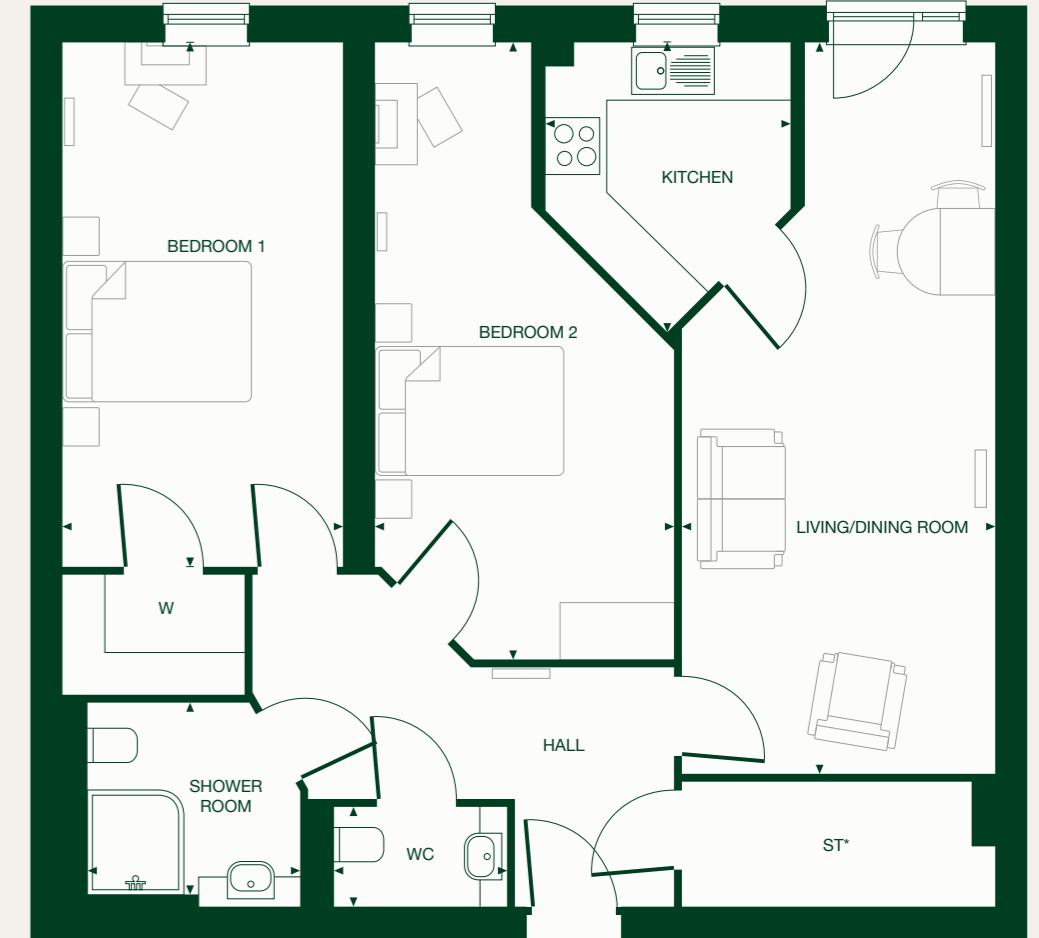
The Kipling

Apartments:

First Floor	13
Second Floor	33

Living/Dining room	25'3" x 10'9"	(7698mm x 3300mm)
Kitchen	10'0" x 8'5"	(3056mm x 2579mm)
Bedroom 1	18'1" x 9'8"	(5523mm x 2959mm)
Bedroom 2	21'3" x 10'4"	(6496mm x 3156mm)
Shower room	7'4" x 6'7"	(2243mm x 2027mm)
WC	6'10" x 3'5"	(2100mm x 1055mm)

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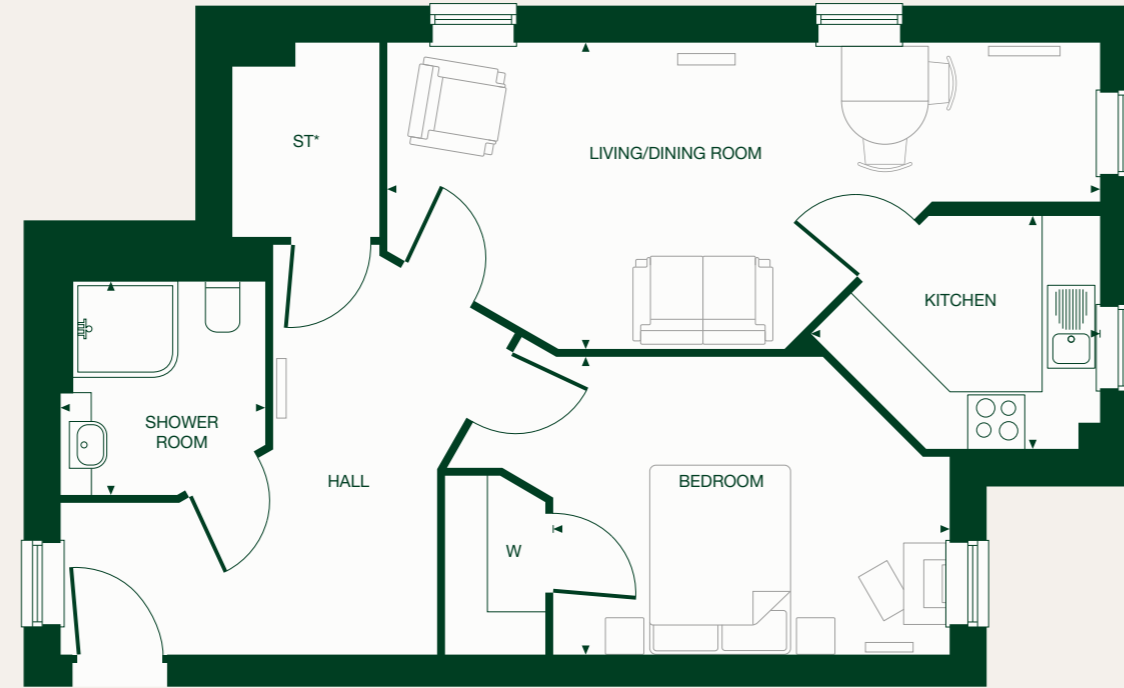
W Wardrobe
ST Storage cupboard

The Lytton

Apartments:

First Floor | 16 |

Living/Dining room	24'6" x 10'6"	(7484mm x 3219mm)
Kitchen	9'11" x 8'0"	(3036mm x 2447mm)
Bedroom	13'8" x 10'3"	(4167mm x 3136mm)
Shower room	7'4" x 7'0"	(2250mm x 2149mm)



W Wardrobe
ST Storage cupboard

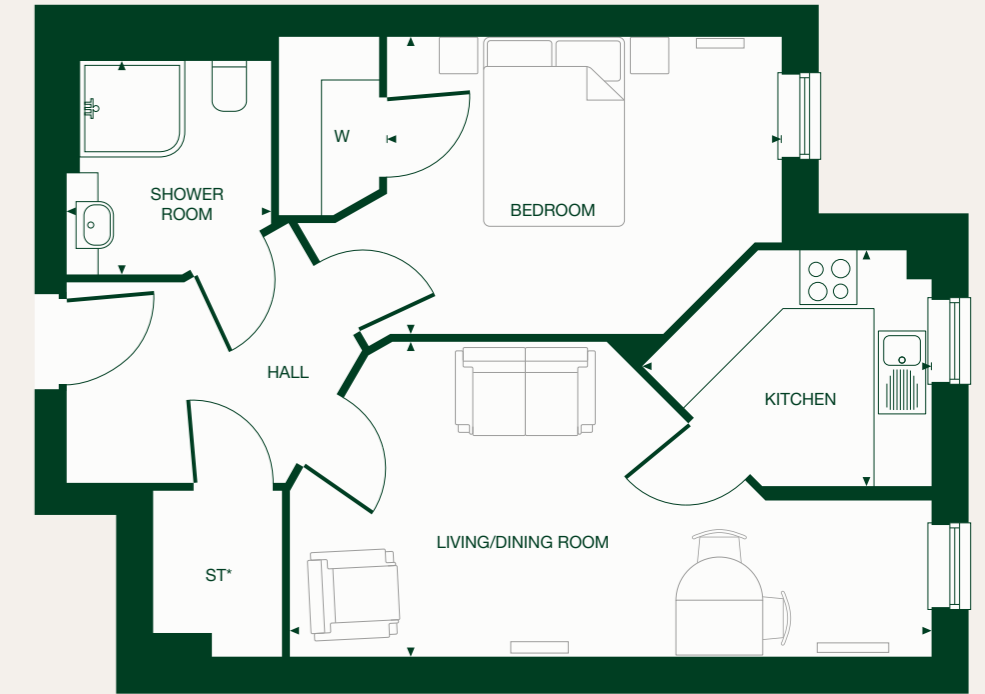
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The Martha

Apartments:

First Floor | 17 |

Living/Dining room	22'1" x 10'10"	(6739mm x 3311mm)
Kitchen	9'11" x 8'1"	(3040mm x 2473mm)
Bedroom	13'7" x 10'3"	(4142mm x 3124mm)
Shower room	7'4" x 7'0"	(2253mm x 2152mm)



W Wardrobe
ST Storage cupboard

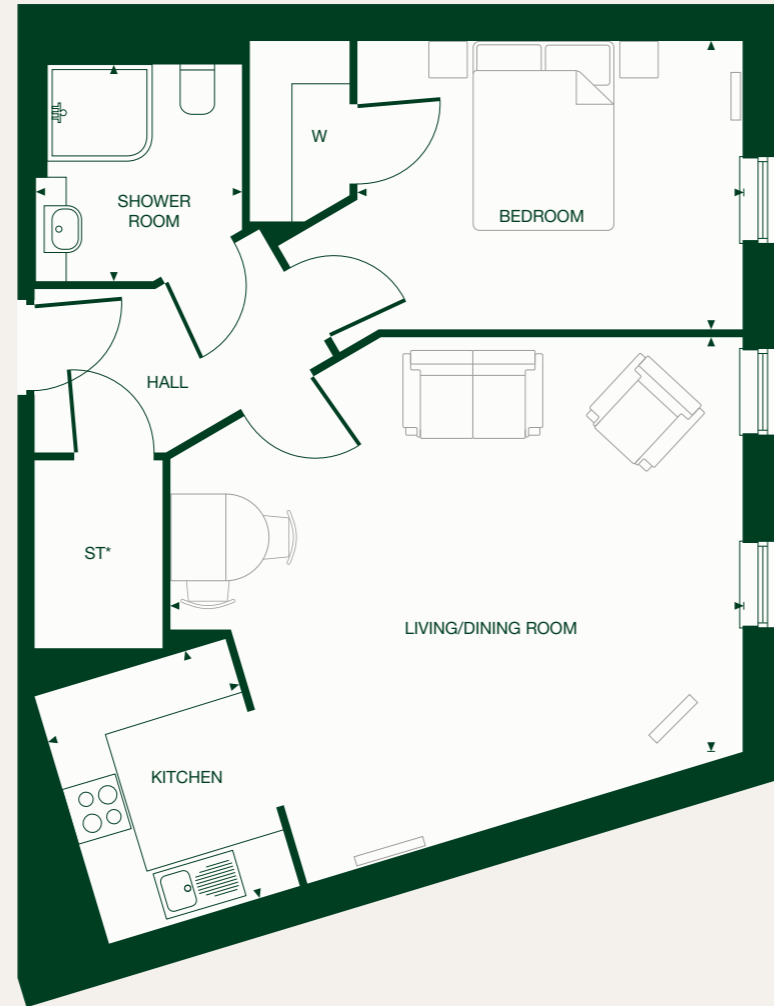
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The Robert

Apartments:

First Floor | 18 |

Living/Dining room	19'8" x 14'3"	(6014mm x 4352mm)
Kitchen	8'10" x 6'10"	(2700mm x 2100mm)
Bedroom	13'3" x 9'11"	(4049mm x 3037mm)
Shower room	7'5" x 7'1"	(2279mm x 2178mm)



W Wardrobe
ST Storage cupboard

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The Tate

Apartments:

First Floor | 19 |

Living/Dining room	25'2" x 10'9"	(7677mm x 3299mm)
Kitchen	9'11" x 8'5"	(3036mm x 2579mm)
Bedroom 1	12'10" x 10'4"	(3927mm x 3167mm)
Bedroom 2	16'0" x 10'0"	(4900mm x 3070mm)
Shower room	7'5" x 6'5"	(2268mm x 1954mm)
WC	6'10" x 3'5"	(2100mm x 1055mm)



W Wardrobe
ST Storage cupboard

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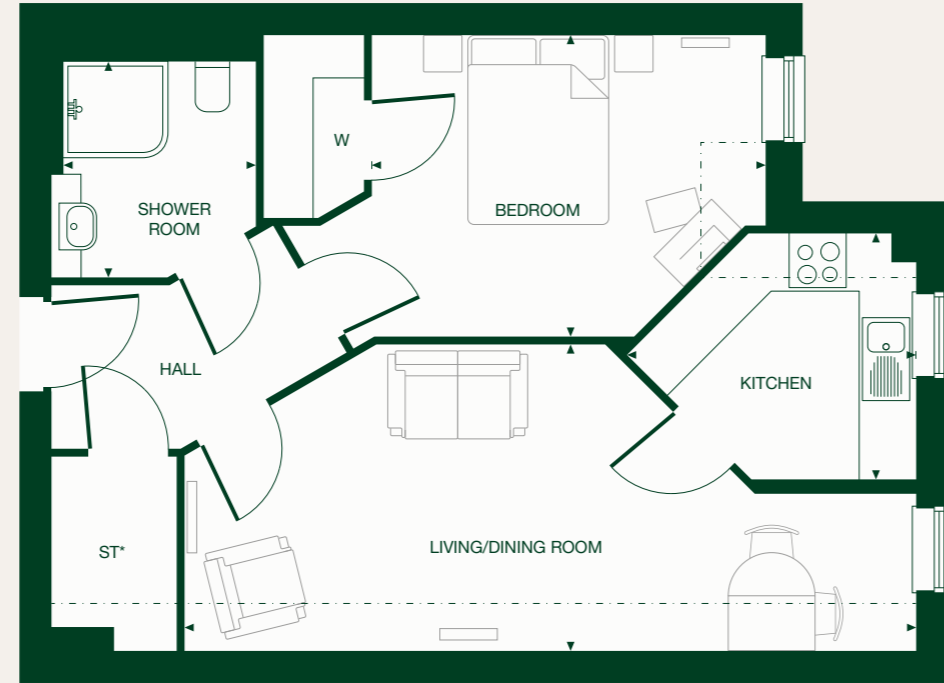
The Todd

Apartments:

First Floor | 20 |

Second Floor | 37 |

Living/Dining room	25'2" x 10'6"	(7677mm x 3219mm)
Kitchen	9'11" x 8'5"	(3039mm x 2579mm)
Bedroom	13'6" x 10'4"	(4137mm x 3168mm)
Shower room	7'5" x 6'7"	(2268mm x 2030mm)



Dotted lines denote reduced head height to second floor apartments

W Wardrobe
ST Storage cupboard

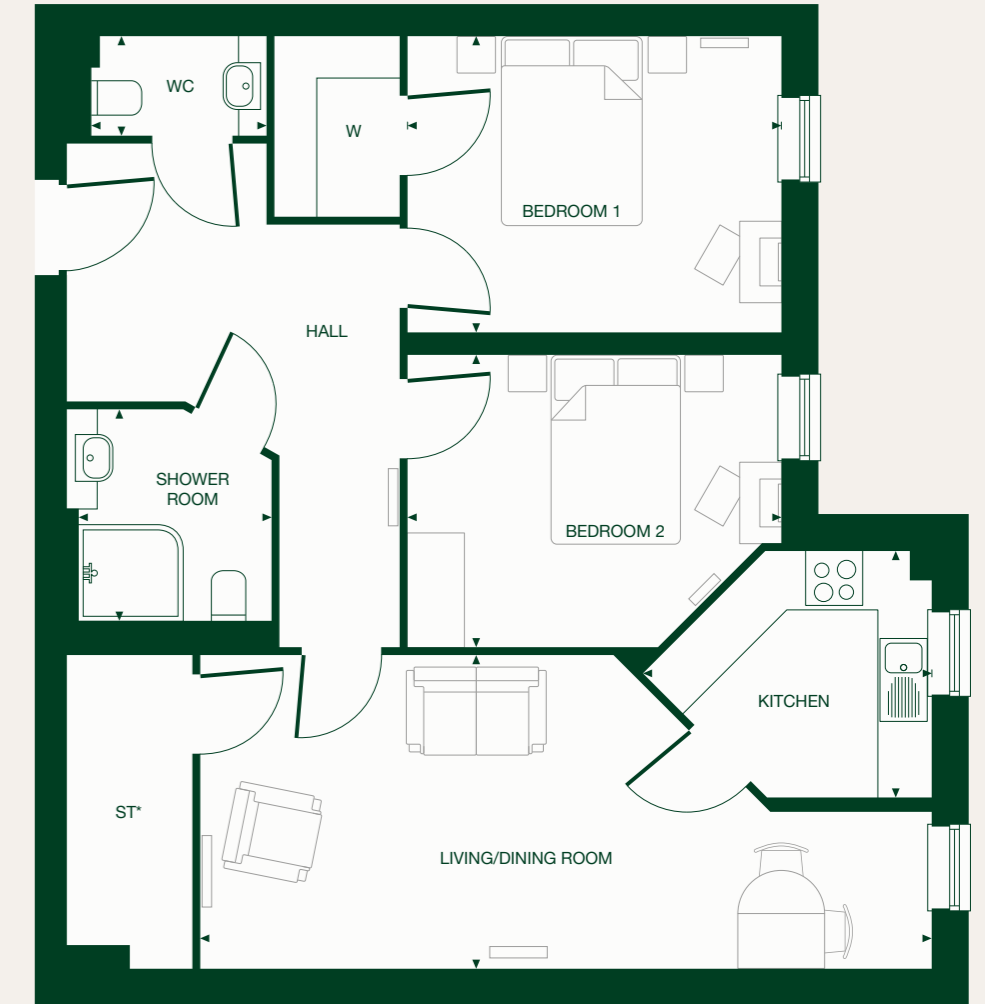
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The Victoria

Apartments:

First Floor | 21 |

Living/Dining room	25'2" x 10'9"	(7677mm x 3300mm)
Kitchen	9'11" x 8'5"	(3036mm x 2579mm)
Bedroom 1	12'10" x 10'2"	(3927mm x 3113mm)
Bedroom 2	12'10" x 10'0"	(3927mm x 3070mm)
Shower room	7'3" x 6'7"	(2225mm x 2027mm)
WC	6'10" x 3'5"	(2099mm x 1056mm)



W Wardrobe
ST Storage cupboard

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The William

Apartments:

Second Floor | 36 |

Living/Dining room	31'2" x 10'10"	(9506mm x 3299mm)
Kitchen	9'11" x 8'6"	(3036mm x 2579mm)
Bedroom 1	12'10" x 10'4"	(3927mm x 3167mm)
Bedroom 2	16'0" x 10'0"	(4900mm x 3070mm)
Shower room	7'5" x 6'5"	(2268mm x 1954mm)
WC	6'10" x 3'5"	(2100mm x 1055mm)



Dotted lines denote reduced head height

W Wardrobe
ST Storage cupboard

“

The best thing about being a McCarthy & Stone homeowner is that I'm free to do whatever I want. I've got no maintenance worries so I can be in and out as I wish.

”

Homeowner, Randolph House, Harrow



* 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 misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Consultant for individual apartment plans. ST* store cupboards contain hot water cylinder, MUHR unit and electric meter.

Map



Supermarkets / Food Stores

- 1 Co-op Food
- 2 Simmons Bakers
- 3 Trussell's Butcher & Deli

Doctors / Dentists

- 4 Knebworth Surgery
- 5 Village Dental Practice

Pharmacies

- 6 Lloyds Pharmacy

Cafés / Restaurants

- 7 Raja Tandoori
- 8 Knebworth Fish & Chips
- 9 Coasters Café
- 10 Caffe Vero

L Library

P Post Office



A historic and lively town waiting to be discovered

Knebworth is a prosperous, beautifully kept and serene village with an abundance of culture and activities to enjoy. Alongside the convenience of a wide variety of shops and services close by, Knebworth also benefits from celebrated restaurants and cosy cafés.

For those who wish to get involved in social activities there are a wealth of clubs and groups to choose from. Using its cricket green, football pitch and tennis courts as venues for popular matches and training, Knebworth boasts many active and sociable community activities.

As well as the local walking group, there are also dedicated clubs for bowling, cricket, badminton, yoga and tennis – not forgetting the local golf club. You could even try your hand at needlecraft, acting, art and dance.

The nearby historic country mansion of Knebworth House is open to the public and offers acres of gardens to explore. Located in the grounds of Knebworth House is one of the most visited churches in Britain, St Mary's and St Thomas of Canterbury. Grandchildren will love the dinosaur trail and the adventure playground and after all that activity there is a relaxing tea-room to take a well earned rest.

The transport links could not be better. Welwyn Garden City is less than six miles away, and the nearby A1 motorway offers fast access to the larger facilities in Stevenage. Knebworth train station provides a half-hourly service to London King's Cross in around 35 minutes, as well as services to Cambridge and Peterborough.

With so much to discover, there is an adventure to be had around every corner in Knebworth.



Lytton Arms



Knebworth House



Lucas May - Flowers & Gifts



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