



McCarthy & Stone

— Retirement living to the full —

Goldwyn House, Borehamwood

Retirement Living PLUS





# Welcome to Goldwyn House

Goldwyn 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 thirteen years running.

Designed exclusively for the over 70s, this development comprises 53 one and two bedroom apartments, with numerous communal facilities such as; a homeowners' lounge, a wellbeing suite\* and beautiful landscaped gardens to enjoy with family and friends.

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



Typical homeowners' lounge



Typical restaurant

*"One of the highlights for me has been meeting fellow homeowners. This was not something I expected. I thought I'd keep to myself, but everyone is really nice, we are good friends."*

*Joan Young, Constance Place, Knebworth*

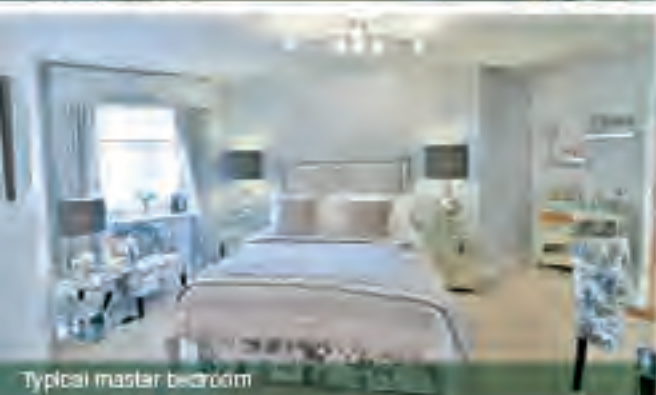
\*An extra charge applies.

*"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."*

*Homeowner, Liberty House, Raynes Park*



Typical living room



Typical master bedroom



Typical kitchen

## Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Principles\*, our high quality Retirement Living PLUS apartments are carefully designed and built with pride and attention to detail. There's a fully fitted kitchen, a spacious level access shower room and to selected apartments, walk-in wardrobes and large picture windows. 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's a secure mobility scooter room to store and charge your vehicle\*\*. If bending and lifting is a concern, you'll notice that the ovens and plug sockets are at a convenient height. There is also slip resistant vinyl flooring in the shower room, a walk-in shower and lever taps for ease of use.

The safety features extend into the development where you'll 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's a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom, as well as on-site management 24 hours a day. You'll be able to see who's 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

Goldwyn House has been built with energy efficiency in mind. The development has central heating with radiators in each room, allowing you to control the temperature of your apartment. Other features such as double glazing can help you save on those energy bills.

\*Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. \*\*Spaces subject to availability.



## Stylish facilities for you to enjoy

Outside of your apartment there are extra facilities to enjoy. At the heart of the development is our Club Lounge, it's a lovely place to meet up with friends old and new and is convenient for when family come to visit.

### Enjoy the development

The stunning Club Lounge is designed for you to relax in beautiful, comfortable surroundings. Enjoy a book or just catch up with family and friends, old and new.

We also have Guest Suite accommodation with TV and tea and coffee making facilities, available for when friends and family come 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 Estates Manager is not only there to take care of the day to day management of the development but is on hand to facilitate events and activities that you can choose to be part of. Typically, you'll find there are book clubs, film nights and day trips which can be booked. You can invite your friends and family to participate in the events and celebrate all the major occasions throughout the year.

### Relax in the 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.





*"The development is always warm and I walk around with a constant smile on my face, as I'm so happy with my decision to move here."*

*Homeowner, Le Jardin, Letchworth*

## A support and 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 Goldwyn House that you will get to know and trust.

### Introducing YourLife

YourLife is regulated by the Care Quality Commission: each Estates 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](http://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 commencing 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 support 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 assistance and support you need.

**YourLife**  
Care and Management

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







## 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 think you might in the future – it's 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 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 assistance. There's a whole host of services on offer.

### On-site Facilities

Retirement Living PLUS is all about making life easier. That includes providing a great value in-house restaurant for when you don't feel like shopping and cooking yourself. There is also a Wellness Suite available and a spacious function room to entertain your family on those special occasions.





Typical living room



Typical second bedroom as study



Typical specification

# Your new apartment in detail

## Apartment Features

### General

- Double glazing
- Walk-in wardrobe to selected apartments
- Telephone and television point in living room and main bedroom
- Large picture windows to selected apartments
- Sky/Sky+ connection point in living room

### Shower Room

- Vinyl floor shower room with level access shower
- Slip resistant vinyl floor
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation - mechanical ventilation heat recovery

### 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 pelmet lighting

### Heating and finishes

- Central 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
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment



**10 Year  
Warranty**

Your apartment  
comes with a  
10 year NHBC  
warranty

## Development Features

- Club Lounge
- Restaurant<sup>†</sup>
- 24 hour on-site management
- Estates 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<sup>†</sup>
- Full wheelchair accessibility
- Guest suite<sup>\*\*</sup>
- Communal laundry facility
- Well-being suite<sup>†</sup>
- Lifts to all floors
- Landscaped garden
- Mobility scooter store<sup>†</sup>
- Car parking available on-site<sup>\*\*</sup> (please ask a Sales Executive for more details)
- Electric car charging points

<sup>†</sup> Sky subscription required  
<sup>\*\*</sup> Extra charge applies. <sup>††</sup> Subject to availability



Typical restaurant

# Goldwyn House

Site Plan



# Goldwyn House

## Block Plans



- 1 bedroom apartment
- 2 bedroom apartment

- FR - Function Room
- SS - Staff Suite
- GS - Guest Suite
- WS - Wellness Suite
- ST - Store
- PL - Plant
- L - Lift
- OF - Office
- WC - Communal Toilet
- MSS - Mobility Scooter & Cycle Store



The numbers are shown in the plan are also constant with the postal address.

# The Valencia

1, 5, 15, 24, 28, 37 & 41

## Approximate room sizes:

Plots 5, 15, 24, 28, 37 & 41

Living/Dining Room

6104mm x 3305mm / 20'0" x 10'10"

Kitchen

3447mm x 2474mm / 11'4" x 8'1"

Bedroom 1

5444mm x 3230mm / 17'10" x 10'7"

Bedroom 2

6475mm x 3043mm / 21'3" x 10'0"

Plot 1

Living/Dining Room

6104mm x 3305mm / 20'0" x 10'10"

Kitchen

3448mm x 2474mm / 11'4" x 8'1"

Bedroom 1

5497mm x 3080mm / 18'0" x 10'1"

Bedroom 2

6475mm x 3043mm / 21'3" x 10'0"



\* MHR unit, heat interface unit & electric meter to storage cupboard.  
 \*\* Door opens outward to balcony in plots 15, 24, 28, 37 & 41. No balcony to plots 1 & 5.  
 † No window for plots 5, 15, 28 & 41. ‡ Oriel window to plots 24 & 37.  
 ⊕ Window position to plots 24 & 37 only. ⊙ Window position to plots 1, 5, 15, 28 & 41.  
 †† - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe  
 Please refer to Sales Consultant in regards to radiators in hallway.



# The Penelope

2, 3, 13, 26, 38 & 39

## Approximate room sizes:

### Plot 2

#### Living/Dining Room

7679mm x 3305mm / 25'2" x 10'10"

#### Kitchen

3447mm x 2474mm / 11'4" x 8'1"

#### Bedroom 1

3922mm x 3080mm / 12'10" x 10'1"

#### Bedroom 2

4900mm x 3043mm / 16'1" x 10'0"

### Plots 3, 13, 26, 38 & 39

#### Living/Dining Room

7679mm x 3305mm / 25'2" x 10'10"

#### Kitchen

3447mm x 2474mm / 11'4" x 8'1"

#### Bedroom 1

3869mm x 3240mm / 12'8" x 10'8"

#### Bedroom 2

4900mm x 3043mm / 16'1" x 10'0"



\* MHR unit, heat interface unit & electric meter to storage cupboard.

\*\* Window variation to plot 2. † Oriel window to plot 39.

∧ Juliette balcony to plots 13, 26, 38 & 39.

◻ Handed balcony door to plots 2, 13, 26, 38 & 39.

fr - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe

Please refer to Sales Consultant in regards to radiators in hallway.

# The Garland

4, 9, 10, 14, 22, 23, 27, 35, 36 & 40

## Approximate room sizes:

### Living/Dining Room

6104mm x 3305mm / 20'0" x 10'10"

### Kitchen

3448mm x 2474mm / 11'4" x 8'1"

### Bedroom 1

3922mm x 3213mm / 12'10" x 10'6"

### Bedroom 2

6475mm x 3060mm / 21'3" x 10'0"



\* MHR unit, heat interface unit & electric meter to storage cupboard.

\*\* No balcony to plots 4, 10, 23 & 35.

† No balcony to plot 4.

‡ No window in plots 9, 10, 22, 23, 35 & 36.

○ Window to plots 10, 23 & 36.

↗ Handed balcony door to plots 9, 22 & 35.

• Handed door to plots 9, 10, 22, 23, 35 & 36.

ff - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe

Please refer to Sales Consultant in regards to radiators in hallway.

# The Dorothy

6, 7(h), 11(h), 16, 17(h), 29, 30(h), 42 & 43(h)

## Approximate room sizes:

### Living/Dining Room

6104mm x 3221mm / 20'0" x 10'7"

### Kitchen

3532mm x 2474mm / 11'7" x 8'1"

### Bedroom

5669mm x 3128mm / 18'7" x 10'3"



\* MHR unit, heat interface unit & electric meter to storage cupboard.

\*\* No balcony to plots 6 & 7.

‡ One window to plot 11.

• Handed door to plots 29, 30, 42 & 43.

f - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe

Please refer to Sales Consultant in regards to radiators in hallway.

# The Annie

8, 21 & 34

## Approximate room sizes:

Living/Dining Room

7163mm x 3828mm / 23'6" x 12'7"

Kitchen

3600mm x 2250mm / 11'0" x 7'5"

Bedroom 1

4727mm x 3070mm / 15'6" x 10'1"

Bedroom 2

4260mm x 3702mm / 14'0" x 12'2"



\* MHR unit, heat interface unit & electric meter to storage cupboard.  
ff - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe  
Please refer to Sales Consultant in regards to radiators in hallway.

# The Gigi

18(h), 19, 31(h), 32, 44(h), 45, 47(h), 50 & 51

## Approximate room sizes:

Plots 18, 19, 31, 32, 44 & 45

Living/Dining Room

5898mm x 3312mm / 19'4" x 10'10"

Kitchen

2700mm x 2450mm / 8'10" x 8'0"

Bedroom

4248mm x 3459mm / 13'11" x 11'4"

Plot 47

Living/Dining Room

5898mm x 3240mm / 19'4" x 10'8"

Kitchen

2700mm x 2100mm / 8'10" x 6'11"

Bedroom

4161mm x 3459mm / 13'8" x 11'4"

Plots 50 & 51

Living/Dining Room

5898mm x 3240mm / 19'4" x 10'8"

Kitchen

2700mm x 2100mm / 8'10" x 6'11"

Bedroom

4248mm x 3459mm / 13'11" x 11'4"



\* MVR unit, heat interface unit & electric meter to storage cupboard.

\*\* Balcony to living room on plots 18, 19, 31, 32, 44 & 45.

† Roof terrace variation to plots 47, 50 & 51.

~ Door and window handed to plots 18, 19, 31, 32, 44 & 45.

○ Door handed to plot 51, window only to plots 18, 19, 31, 32, 44 & 45.

fl - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe

--- Partition wall to plots 47, 50 & 51.

Please refer to Sales Consultant in regards to radiators in hallway.



# The Hanna

12 & 25

## Approximate room sizes:

Living/Dining Room

7679mm x 3221mm / 25'2" x 10'7"

Kitchen

3532mm x 2474mm / 11'7" x 8'1"

Bedroom

5078mm x 3128mm / 16'8" x 10'3"



\* MHR unit, heat interface unit & electric meter to storage cupboard.  
ff - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe  
Please refer to Sales Consultant in regards to radiators in hallway.

# The Avery

49(h), 52(h) & 53

## Approximate room sizes:

Plots 49 & 52

Living/Dining Room

4873mm x 4471mm / 16'0" x 14'8"

Kitchen

2700mm x 2450mm / 8'10" x 8'0"

Bedroom 1

3631mm x 3174mm / 11'11" x 10'5"

Bedroom 2

4616mm x 2960mm / 15'2" x 9'9"

Plot 53

Living/Dining Room

4873mm x 4471mm / 16'0" x 14'8"

Kitchen

2700mm x 2450mm / 8'10" x 8'0"

Bedroom 1

3631mm x 3071mm / 11'11" x 10'1"

Bedroom 2

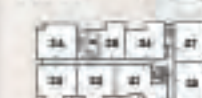
4616mm x 2960mm / 15'2" x 9'9"



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

\* MHR unit, heat interface unit & electric meter to storage cupboard.

\*\* Roof terrace variation to plots 49 & 52.

† Handed door and window to plot 49.

f - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe

Please refer to Sales Consultant in regards to radiators in hallway.

# The Barbara

20, 33 & 46

## Approximate room sizes:

### Living/Dining Room

4873mm x 4471mm / 16'0" x 14'8"

### Kitchen

2700mm x 2450mm / 8'10" x 8'0"

### Bedroom 1

3631mm x 3134mm / 11'11" x 10'3"

### Bedroom 2

4616mm x 2960mm / 15'2" x 9'9"



\* MHR unit, heat interface unit & electric meter to storage cupboard.  
ff - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe  
Please refer to Sales Consultant in regards to radiators in hallway.



# The Howard

48

## Approximate room sizes:

### Living/Dining Room

5898mm x 4162mm / 19'4" x 13'8"

### Kitchen

2700mm x 2100mm / 8'10" x 6'11"

### Bedroom

4248mm x 3459mm / 13'11" x 11'4"

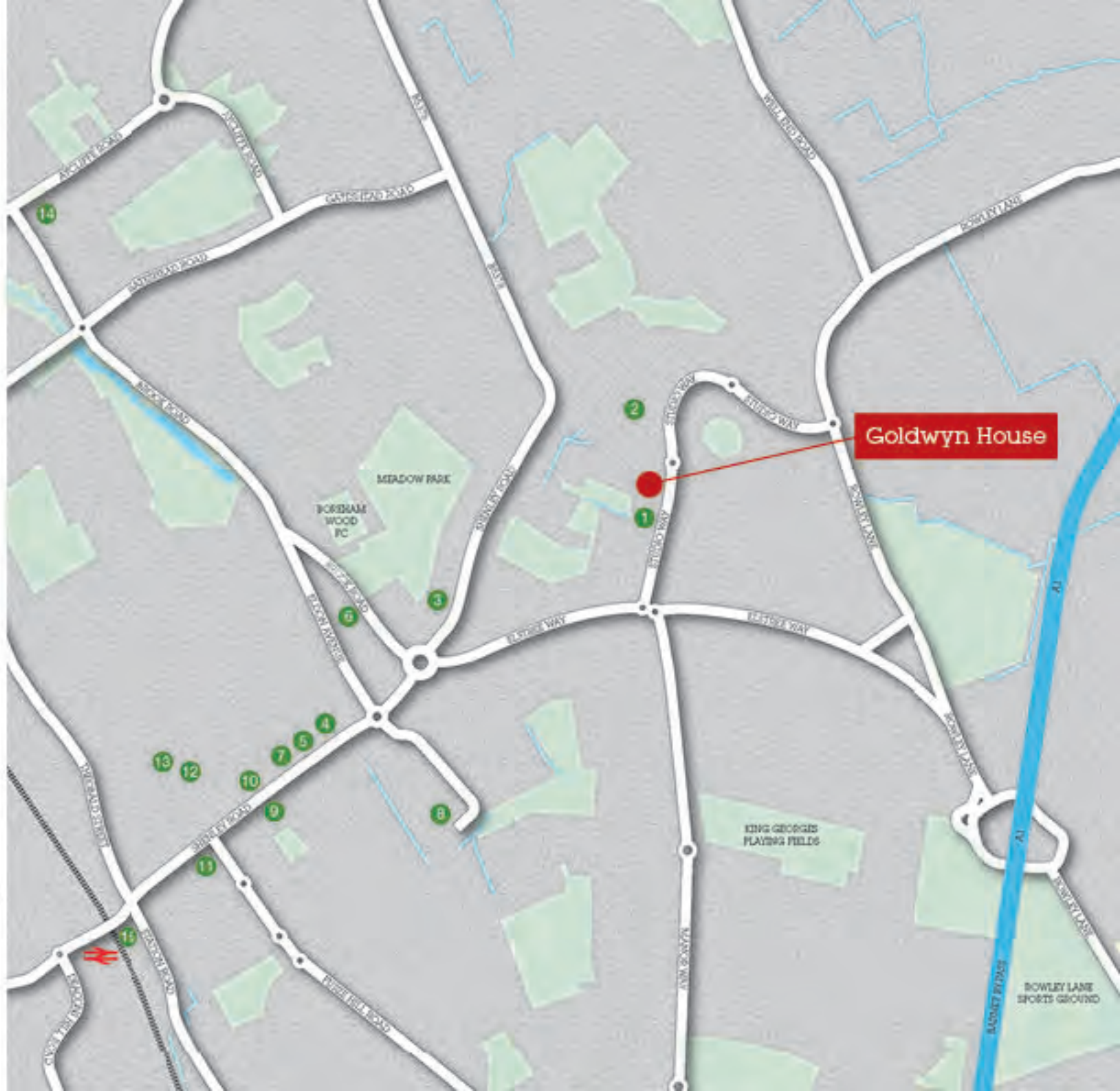


\* MHR unit, heat interface unit & electric meter to storage cupboard.  
fl - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe  
Please refer to Sales Consultant in regards to radiators in hallway.



## Goldwyn House

- 1 Bus stop (Studio Way)  
344 ft
- 2 Hairdresser (Hair in the Gate)  
0.3 miles
- 3 St Teresa's Church  
0.8 miles
- 4 Lloyds Bank  
0.9 miles
- 5 Dentist (Borehamwood Dental)  
0.9 miles
- 6 Fairbrook Medical Centre  
0.9 miles
- 7 Bakery (Greggs)  
1 mile
- 8 Supermarket (Tesco Extra)  
1.1 mile
- 9 Library (Borehamwood Library)  
1.1 mile
- 10 Specsavers Optician  
1.1 mile
- 11 Post Office  
1.3 miles
- 12 Borehamwood Shopping Park  
1.4 miles
- 13 Pharmacy (Wellswood Pharmacy)  
1.4 miles
- 14 Browns Family Butcher  
1.6 miles
- 15 Borehamwood and Elstree Station  
1.8 miles



# When it comes to quality of life Borehamwood has a starring role

With its world-famous studios producing films such as Dr Zhivago, Summer Holiday and even Star Wars, Borehamwood has been used to hosting the stars over the years and today it remains a wonderful destination.

The town centre benefits from all the essentials, including banks, pharmacies and a large, modern library, while The High Street and adjacent shopping park offer excellent choice from the likes of M&S, Debenhams, Boots and Hobbycraft, to name a few.

For a wider selection, the beautiful town of St Albans is just eight miles away and holds regular Street and Farmers' markets, along with a Christmas fayre in December. Alternatively, explore the medieval streets where independent stores sit alongside national brands.

Borehamwood also offers a wide range of activities to keep you amused. Stay creative at the art group, keep active at indoor bowls or exercise your mind at bridge club. There are also a number of social events held at Borehamwood Museum offering the chance to get together with like-minded individuals for a game of cards, draughts, or even snakes and ladders!

When it comes to entertainment, Reel Cinema holds regular screenings for its Seniors Club but if you are looking for something more glitzy, take the short bus trip to nearby Watford. Here, you can catch a discounted show at the Palace Theatre or enjoy a glittering dance event at the Watford Colosseum.

If keeping fit is your thing, The Venue Leisure Centre in Borehamwood is just around the corner from Goldwyn House and offers low-intensity dance classes, Tai-Chi and a swimming pool for a refreshing dip.

Alternatively, take a stroll in the fresh air at one of the many local parks and woodland. Listen for kingfishers and woodpeckers, watch birds skim the lakes, see spring arrive with an explosion of colour from snowdrops, daffodils and bluebells, and catch a glimpse of the shy muntjac deer.

Borehamwood also enjoys excellent travel connections. The M1, A1 and M25 motorways are all within easy reach, while regular train services will take you to London St Pancras in just 23 minutes.

**Next steps...** To arrange your appointment to visit us at Goldwyn House or for more information, please call **0800 201 4106**



# How to find Goldwyn House

Borehamwood, Hertfordshire WD6 5JY

## From M25 Anticlockwise

- Head West on M25
- At junction 23, Use the left 2 lanes to take the A1(M)/A1081/A1 exit to Hatfield/Barnet/London (NW)
- At the roundabout, take the 2nd exit onto the A1 slip road to London (N&C)/Brent Cross
- Continue onto A1
- Take the A5135 exit towards Borehamwood/Barnet/Arkley/A411
- At the roundabout, take the 2nd exit onto Rowley Lane/A5135
- At the roundabout, take the 2nd exit onto Elstree Way/A5135
- At the roundabout, take the 2nd exit onto Studio Way
- Goldwyn House is on your left

## From M25 Clockwise

- Head south-east on M25
- At junction 23, take the A1(M)/A1081/A1 exit to Hatfield/Barnet/London
- At the roundabout, take the 5th exit onto the A1 slip road to London (N&C)/Brent Cross
- Continue onto A1
- Take the A5135 exit towards Borehamwood/Barnet/Arkley/A411
- At the roundabout, take the 2nd exit onto Rowley Lane/A5135
- At the roundabout, take the 2nd exit onto Elstree Way/A5135
- At the roundabout, take the 2nd exit onto Studio Way
- Goldwyn House is on your left



Map not to scale



**McCarthy & Stone**

— Retirement living to the full —

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

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. Computer generated image indicative only. Maps not to scale. Travel times are approximate only and taken from Google Maps and National Rail. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, Prospect Place, 85 Great North Road, Hatfield, Hertfordshire AL9 5DA or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk).

