



McCarthy & Stone

— Retirement living to the full —



Artist Impression

CROCUS COURT

POULTON-LE-FYLDE

Discover retirement living to the full in Poulton-Le-Fylde

Station Road, Poulton-Le-Fylde, Lancashire, FY6 7XJ

Be part of a
new lifestyle
exclusively
designed for the
over 70s



Welcome to Crocus Court

We think you'll be amazed by our latest development in Poulton-Le-Fylde. Our exclusive development of 50 one and two bedroom apartments is set in a convenient location and has all the amenities you would want close by. What's more, McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort.

Designed exclusively with the over 70's in mind, our Retirement Living PLUS developments allow you to carry on living independently in a home you own, with the help of on-site flexible care and support if you need it, plus the benefit of a Bistro style restaurant serving delicious meals every day. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





Jean Stansfield Memorial Park

**A reputation you
can rely on when
you buy with
McCarthy & Stone**



Award winning customer satisfaction

We're incredibly proud to have been awarded a 5 Star rating in customer satisfaction, as voted for by our homeowners via the House 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.





Typical Lounge

**We put a lot of care and attention into the design of our apartments.
As well as looking stunning, there's a focus on helping you stay independent.**

With McCarthy & Stone, everything is designed to let you get the most out of life. You can relax in the knowledge that with Retirement Living PLUS, the YLMS Management team on site are on hand to provide assistance and flexible care and support 24 hours a day, 7 days a week.

Our comfortable apartments are wheelchair friendly and you'll find ovens and plug sockets set at waist height. There are easy to use lever taps and grab rails along the hallways, making getting around easier. You'll also find a secure charging and storage area for mobility scooters*.

*Subject to availability.

Perfect for relaxing and entertaining, your living room will have enough space to welcome your friends and family. We've also ensured that telephone, TV and Sky# connection points are fitted ready for you from the day you move in. Throughout the apartment, everything is kept light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully. Some apartments even have their own balconies or private patios.

Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm. You can relax in the knowledge that you're safe and secure.

#Subject to Sky Subscription.



Our developments help take the stress out of being a homeowner



Typical Kitchen



Enjoy more time to socialise with new friends and neighbours

In the kitchen, you'll see that we've incorporated a range of high quality appliances, including raised oven, ceramic hob and integral fridge/freezer. And everything is laid out to make cooking and cleaning as effortless as possible.

Our luxurious level access shower rooms are designed to offer both functionality and safety. They all have level access showers, so you don't have to step in and out of a bath, lever taps which turn on and off effortlessly and slip resistant flooring.

With double glazing, insulation and panel storage heaters throughout, your apartment will be energy efficient, allowing you to keep warm whilst keeping your heating bills low.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, as it's all budgeted for in a simple to understand service charge. You'll have the chance to enjoy the stunning landscaped gardens which are maintained throughout the year.

A quick look inside one of our apartments

General

- **NHBC 10 year guarantee** allows you to buy with confidence
- **Double glazing** to keep you warm and ensure your bills stay low
- **Dual aspect windows** to selected apartments
- **Balcony or patio** with selected apartments, letting you enjoy your own outside space
- **Fitted wardrobes** so it's easy to keep everything organised
- **Telephone and television point** in living room and bedroom
- **Sky/Sky+** connection point in living room*

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
- **Lever taps** which turn on and off easily
- **Under pelmet lighting** to direct light where you need it
- **Electrically operated kitchen window.**

Bathroom

- **Shower** which is fitted and fully wall tiled with level access to make it easier to get in and out
- **Slip resistant flooring** provides safety in your bathroom
- **Lever taps** which turn on and off easily
- **Fitted mirror** for a sleek, coordinated look
- **Electric shaver socket** fitted for your convenience
- **Heated towel rail** to keep your towels dry and warm
- **Extractor ventilation** keeps your bathroom free of steam.

Heating and finishes

- **Oak veneered doors** give your interior a quality feel
- **Chrome door furniture** for a stylish touch
- **Panel/ Storage Heaters.**

Safety and security

- **Door entry system** which links to your TV, so you can see who's there before you open the door
- **24 hour emergency call system** with a personal pendant so you can get assistance day or night. There's also a call point in the bathroom and bedroom
- **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.

*Subject to Sky Subscription.



Designed
to make your
life easier



Typical Bedroom



Typical Bathroom

The wonderful thing about Retirement Living PLUS is that you'll never feel alone. There's always something going on around the development and there are plenty of facilities for you to take advantage of:

Bistro Style Restaurant

Central to the development is our Bistro style restaurant. It's a lovely place to meet up with other homeowners and a nice treat if you don't want to cook for yourself. The Bistro serves freshly prepared lunches daily for you, your family and friends, using locally sourced ingredients and catering for special dietary requirements. If you're not feeling well then meals can be served in your apartment^o.

Around the development

If you fancy a cup of tea or coffee with your new neighbours, you can join them in the homeowners' lounge. When you want a change of scenery, pop out to the landscaped gardens maintained throughout the year so you don't have to lift a finger.

Guest suite

If your friends and family want to visit, they're welcome to use the guest suite which provides en-suite accommodation with TV and tea and coffee making facilities, for £25 per night[#].

It's a social place to live

It's up to our homeowners to decide what social events and activities happen at each development and the Estate Management Team is on hand to help organise them. There's everything from book clubs, film nights and day trips but the great thing is, you choose how much or how little you get involved.

“ *It's an incredibly special place to live. There's always someone to talk to and we never feel lonely - we all feel very safe here, with great staff who not only care for us, but understand us too.* ”

Margaret Gulson - Homeowner, Dutton Court

The development at a glance:

- Homeowners' lounge where you can meet up with neighbours or make new friends
- Bistro style restaurant for when you don't want to cook^o
- 24 hour on-site management to give you around the clock help and support in an emergency
- Full wheelchair accessibility in the apartments and throughout the development
- Guest suite perfect for when friends and family come to visit^{o#}
- Stunning landscaped gardens all year round
- 2 Lifts to all floors making it easy to get around
- Car parking spaces available to purchase^{#o}
- There's also a fully equipped laundry with raised machines so you can wash, dry and iron with ease.

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



Jean Stansfield Memorial Park



The perfect location for Retirement Living

There's something for everyone living in Poulton-Le-Fylde

Located on Station Road in a beautiful market town, Poulton-Le-Fylde is located on the Fylde coastal plain and is part of the Blackpool urban area with regular rail links. For those with their own transport, the A585 road link and M55 ensures freedom of travel with bus routes also operating regularly within the local area. Blackpool Airport is then just a short drive away and plays host to the North West Air Ambulance also a variety of fixed wing and helicopter flying schools.

Poulton-Le-Fylde is surrounded by agricultural attractions. For those interested in traditional country living, a local Farmers Market is held on the fourth Saturday of each month, selling locally grown produce in the picturesque market square. Other natural attractions in the area include country parks, golden beaches and the banks of the river Wyre, which attract more than 270,000 birds here annually.

The centre of the town has a cobbled market square with a war memorial and a grade II listed church alongside a full range of shopping facilities including Booth's supermarket and is within walking distance from Crocus Court.



“

I have settled in very well and I love the friendly atmosphere from staff and neighbours. If you have any problems there is always someone to help. I did use House to Home and it was superb at both ends of the move. I would I definitely recommend Latham Court to my friends as I believe it is an ideal place to live especially when you are getting older as it gives you peace of mind and you make a lot of new friends.

Kay Fabian - Homeowner

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We were surprised to find how easy it was to settle in. We were delighted to find such a friendly/social crowd of occupants. The location of medical services, dentists and opticians, plus shopping close by, not forgetting the ladies hairdresser. We took advantage of Part Exchange which avoided long waiting periods when houses were not selling. Our process took only weeks from approval to moving in. The offered 'House to Home' removal service proved a god send.

Mrs Rountree - Homeowner

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“

The move went very smoothly and I saw it as a new venture in my life. It felt right as soon as I got there. The staff and contractors made me feel welcome and gave me all the help I needed. The building was lovely and the apartment welcoming and spacious... I enjoy the choice of staying in my apartment or meeting friends in the lounge or restaurant.

Anne Ryder - Homeowner

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With Retirement Living PLUS, the care and support you receive is every bit as important as the beautiful apartment you'll move into. Our wonderful care and management team is very much an integral part of day-to-day life and you'll come to know them well.

YourLife Management Services

Care and support at our developments is delivered by YourLife Management which was created in 2010 as a joint venture between McCarthy & Stone and the highly regarded care provider, Somerset Care. It's regulated by the Care Quality Commission in England (in Scotland, the care regulator is the Care Inspectorate and in Wales the care regulator is the Care and Social Services Inspectorate).

Everyone who works for YourLife is totally dedicated to what they do and go that extra mile to provide consistently high standards of care and support. For your peace of mind, each staff member has a certificate from the DBS (The Disclosure and Barring Service) and we invest in their training to ensure they have all the skills they need to provide you with a timely and caring service.

YourLife
Care and Management





**We're proud of
our caring and
dedicated team**



A completely flexible service tailored to suit your needs

The real benefit of Retirement Living PLUS is that everything is designed to help you carry on living independently. But should you need a bit of support, now or in the future, there's a qualified and reliable team right on your doorstep.

Your service charge includes 30 minutes domestic assistance every week. You can use the time to get help with everyday tasks, leaving you more time to do the things you enjoy. Then, if you need more help with personal care or other domestic chores, you can choose to 'top up' more support from the following services:

Domestic assistance

You can add in extra time to help with things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters.

Laundry service

The team can take care of all your laundry requirements and return your items washed, dried and ironed within 24 hours.

Lifestyle support

If you want to take a shopping trip or have an evening at the theatre, one of our team will be happy to assist you.

Personal care

From the time you get up, to the time you go to bed, our team is on hand to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital.

For an extra charge, you can book any of these services from as little as a 15 minute session. This flexibility means you only pay for the care and support you need, when you need it.

If you think you would benefit from these services, you can arrange a confidential wellbeing assessment with the Estate Manager to make sure everything is in place from the moment you move in.

**You're welcome
to give it a try**

before you make the move

If you're tempted by our beautiful apartments but wonder if Retirement Living PLUS is for you, why not be our guest and stay for a couple of nights? It's the perfect way to get a feel for what living in one of our apartments is like and what our developments offer.

We offer 'Try Before You Buy'* at selected developments across England and Wales. You'll enjoy a complimentary two night stay in one of our apartments, complete with continental breakfast and refreshments. You'll be well looked after from the minute you arrive, with plenty of time to talk to current homeowners and our friendly Estate Manager, to discover all the benefits of McCarthy & Stone.

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

Please contact us on **0800 201 4106** to arrange a booking or visit **www.mccarthyandstone.co.uk/helping-you-move/try-before-you-buy/** for more details.

*Terms and conditions apply. *Subject to availability. You must meet the age and Qualifying Person criteria for the development. In advance of your stay you will be asked to complete a well being form, so we can be sure we can provide the care and support you may need during your stay.





Typical Homeowners' Lounge

**We'd be delighted to show
you around Crocus Court.**

**Call us and we'll arrange
a date to suit you.**

Station Road, Poulton-Le-Fylde,
Lancashire, FY6 7XJ

Tel: 0800 201 4106

We'll help you make the move

Once you've found the perfect apartment, your hard work is done. From then on, you can leave us to plan and organise everything including de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

To register your interest or find out more about buying a McCarthy & Stone Retirement Living PLUS apartment at Crocus Court, call us on **0800 201 4106** or visit **mccarthyandstone.co.uk/crocuscourt**