



**“I’M MORE NEW AGE,
THAN OLD AGE.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

May 2023



More than 90% of our customers say they would recommend us, which means we’ve been awarded the maximum 5-star rating for customer satisfaction. We’ve achieved this rating every year we have taken part in the survey.

To find out more, call **0800 185 5408**
or visit mccarthystone.co.uk/gentian-place

Gentian Place, coming soon
to Lester Road, Aylesbury, Buckinghamshire, HP20 1GF

McCARTHY STONE
Life, well lived

McCarthy & Stone Retirement Lifestyles Limited, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ.

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GENTIAN PLACE

COMING SOON TO
LESTER ROAD, AYLESBURY



McCARTHY STONE
Life, well lived



LIVE LIFE YOUR WAY.

Exclusively for the over 70's, our brand new development is situated close to the heart of Aylesbury, with local shops, amenities, and good transport links. Gentian Place will offer a choice of 58 stunning one and two bedroom apartments. All apartments will feature a range of integrated appliances throughout, and master bedrooms with fitted or walk-in wardrobes. Many of the apartments will offer Juliette or walk out balconies with views across our beautiful landscaped gardens.

Aylesbury is a bustling and vibrant town in Buckinghamshire, located just north of the Chiltern Hills - an area of natural astounding beauty. You'll find Georgian, Jacobean and Tudor buildings fill it's old town, especially near 13th Century St Mary's Church. The town has great connections, with High Wycombe, Buckingham, Princes Risborough and Milton Keynes all within a 14 - 17 mile reach, providing the best of both country and city living. Known for producing the 'tastiest' duck in the 19th century, the town offers both the history and heritage of its old quarter as well as the modern shopping centres and nightlife of a contemporary town.

A stone's throw away from Gentian Place is The Aylesbury Arm of the Grand Union Canal, a great starting point for family walks and to see the bustle of life at the water's edge. You can also

enjoy the stunning Bedgrove Park - the Woodland spinney and wild flower meadow; an ideal spot for picnics also with a variety of facilities for nature play and sporting activities. All only 1.9 miles from your doorstep.

You can visit the town's impressive and modern Waterside Theatre, or the Bucks County Museum; home to the Roald Dahl Children's Gallery with exhibits featuring characters from the author's books. Our lovely development will feature stunning and well thought-out features and benefits, such as the:

BISTRO*

Ideal when you don't feel like cooking or want to catch up with friends. The licensed on-site bistro will also offer a variety of light bites and snacks.

WELLNESS SUITE*#

The Wellness Suite will have a hairdressing salon and treatment area.

GUEST SUITE*#

Friends and relatives staying the night can be booked into our Guest Suite with en-suite facilities.

ON-SITE ESTATES MANAGER

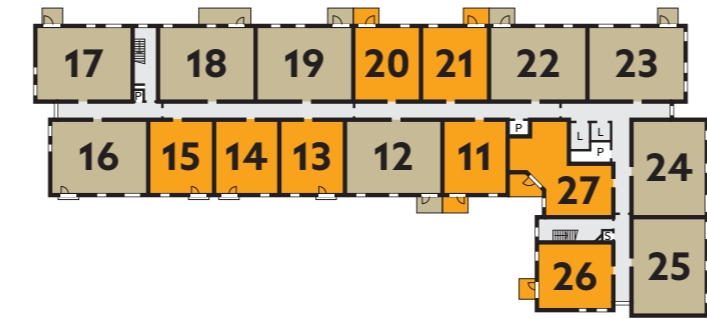
The Estates Manager ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff will also be on-site 24 hours a day. 24/7 care is available if needed*.

DEVELOPMENT OVERVIEW

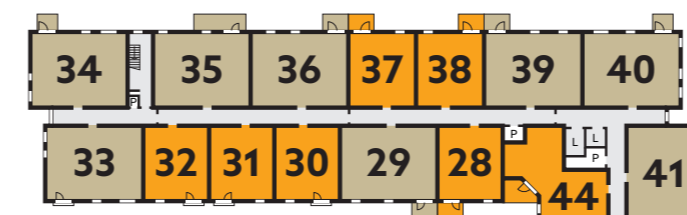
Ground Floor



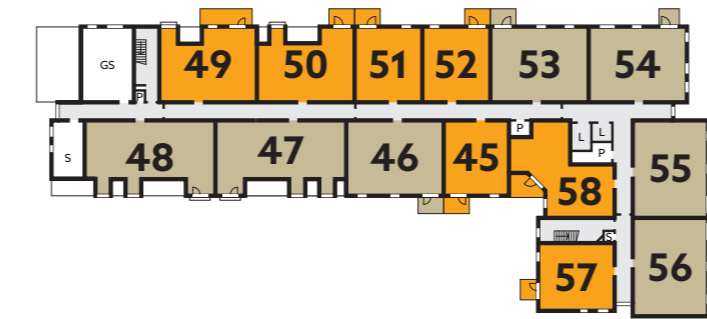
First Floor



Second Floor



Third Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal Areas

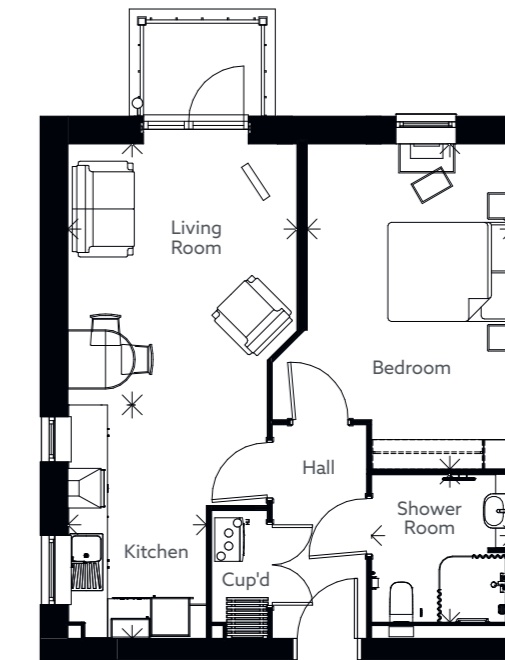
- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen

- L - Lift
- LR - Laundry Room
- MSS - Mobility Scooter Store
- O - Office
- P - Plant Room
- R - Reception

- RR - Refuse & Recycling
- S - Store
- SR - Staff Room
- WS - Wellness Suite
- ⬤ - Electric Vehicle Charging

TYPICAL APARTMENT LAYOUT

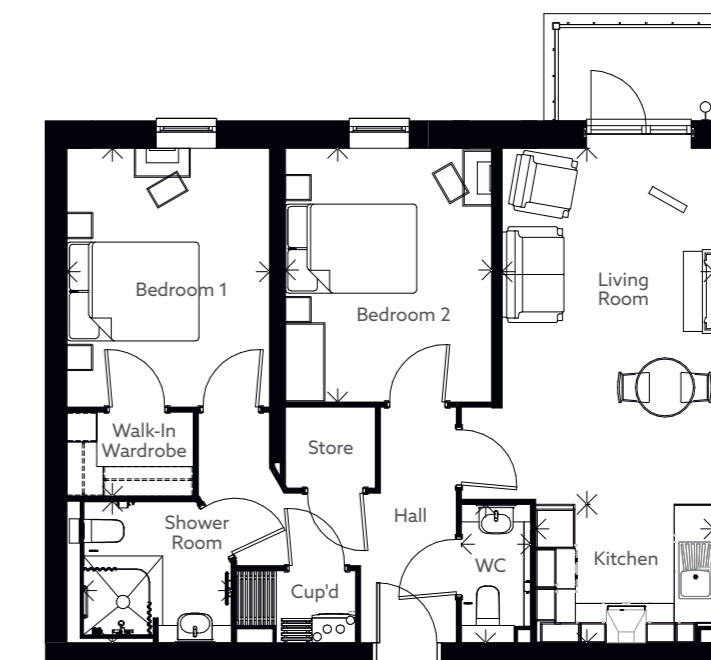
One Bedroom



Approximate room sizes

- Living Room
13'0" x 11'5" / 3966mm x 3474mm
- Kitchen
11'7" x 6'11" / 3532mm x 2100mm
- Shower Room
7'4" x 7'1" / 2244mm x 2148mm
- Bedroom
16'2" x 10'1" / 4931mm x 3176mm

Two Bedroom



Approximate room sizes

- Living Room
17'9" x 10'6" / 5398mm x 3213mm
- Kitchen
8'10" x 6'11" / 2700mm x 2100mm
- Shower Room
7'4" x 7'1" / 2247mm x 2147mm
- WC
6'11" x 3'5" / 2100mm x 1050mm
- Bedroom One
17'4" x 10'1" / 5274mm x 3070mm
- Bedroom Two
12'7" x 10'3" / 3845mm x 3132mm

*Additional charges apply. #Subject to availability.