

TEBBUTT LODGE

CLARENCE STREET | MARKET HARBOROUGH



Churchill
Retirement Living 

OUR HERITAGE • YOUR FUTURE

BUILT ON INTEGRITY AND TRUST



Tebbutt Lodge gardens

A WARM WELCOME

If you are looking to spend your future feeling safe and secure, surrounded by like-minded people, leaving behind maintenance and upkeep of your current property, then look no further than Churchill Retirement Living.



Tebbutt Lodge

All of our developments are well located, meaning Owners enjoy having access to transport links, local shops and amenities, and Tebbutt Lodge is no exception.



OUR HERITAGE. YOUR FUTURE

BUILT ON INTEGRITY AND TRUST

At Churchill we are proud to say we have a trusted, quality product so you can be sure you're in safe hands. Churchill is independently owned by brothers Spencer and Clinton McCarthy, so family values are embedded throughout the business, meaning passion, pride and quality underpin everything we do.



We have a strong, established, trusted relationship with our Customers that is supported by our experience, knowledge and our award-winning management company, Millstream Management Services.

What's more, Churchill advocates an independent lifestyle. We believe retirement is all about having time to enjoy the things you love the most. We offer quality facilities to enhance and support your new, low maintenance lifestyle. Above all we offer a safe and secure retirement providing peace of mind for you and your loved ones.

“

We've been changing retirement living for the better for 20 years and we continually strive to be the retirement housebuilder of choice. We hope that you will be able to visit Tebbutt Lodge soon and see for yourself how good retirement living is with Churchill.”

Spencer J. McCarthy
Chairman and Chief
Executive Officer

Clinton J. McCarthy
Managing Director

DISCOVER YOUR NEW LIFESTYLE WITH CHURCHILL...

SAY GOODBYE TO MAINTENANCE

Maintaining a large house and garden could soon be a thing of the past, as the communal maintenance and upkeep of the development including the gardens are all taken care of for you. All those irritating, time-consuming jobs like window cleaning are now someone else's problem. Your new low maintenance lifestyle will mean more time for you to enjoy doing the things you love.

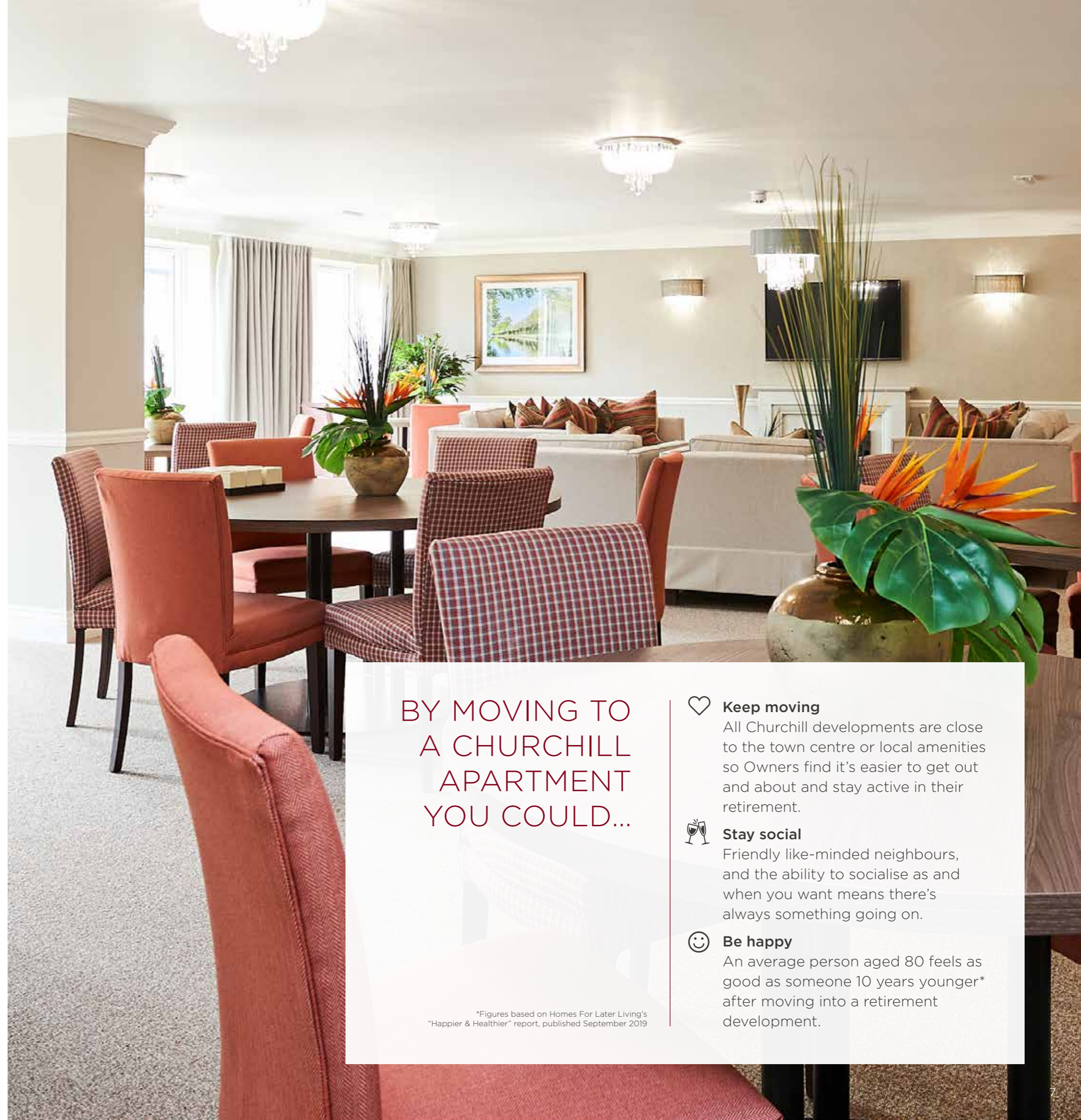
OFFERING PEACE OF MIND

Owners have the huge advantage of a 'lock up and leave' lifestyle enabling them to simply lock up and leave their apartment in safe hands for weekends away and holidays.

Your Lodge Manager will always be on hand, and your safety is of paramount importance to us. Living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that your apartment will be safe. What's more, Owners often find they are closer to friends and family, who can also benefit from the peace of mind that comes with a Churchill apartment.

RELAX, YOU'RE IN SAFE HANDS

We have won numerous awards for our Customer service and the way we operate, so it's fair to say we put our Customers at the heart of everything we do. With over 90% of Customers saying they would recommend us to a family member or friend (*Home Builders Federation (HBF) Customer Satisfaction Survey*) it's no wonder we are seeing more happy Owners enjoy their new Churchill lifestyle.



BY MOVING TO A CHURCHILL APARTMENT YOU COULD...



Keep moving

All Churchill developments are close to the town centre or local amenities so Owners find it's easier to get out and about and stay active in their retirement.



Stay social

Friendly like-minded neighbours, and the ability to socialise as and when you want means there's always something going on.



Be happy

An average person aged 80 feels as good as someone 10 years younger* after moving into a retirement development.

*Figures based on Homes For Later Living's "Happier & Healthier" report, published September 2019



FEEL SAFE & SECURE

SIMPLY SIT BACK, RELAX AND ENJOY YOUR RETIREMENT

We take the time to consider the little details; the ones that often make the biggest difference.

We fit all of our apartments with a careline support system. This is connected to a 24-hour support service, so in the event of an emergency, you have direct contact with either the Lodge Manager, or a member of the call-centre team, 24 hours a day, 365 days a year.

The system provides video door entry with a standard TV, allowing you to view any visitors on your TV before you choose to let them into the main entrance. An intruder alarm is fitted protecting the front door of your apartment, while ground floor apartments have additional sensors fitted, giving you that extra peace of mind. Fire and smoke detectors are fitted in communal areas and within your apartment, so you feel really safe and secure.

The welcoming Owners' Lounge is home to a variety of events, and is a popular spot for a catch up with your neighbours and friends, or for settling in a quiet corner to enjoy a good book. We have a programme of events which include an array of social activities. From cheese and wine evenings to keep fit classes, there is something for everyone.

Each Lodge has a Guest Suite which Owners can book for friends and family who wish to stay overnight, meaning no worries about making up the spare room.

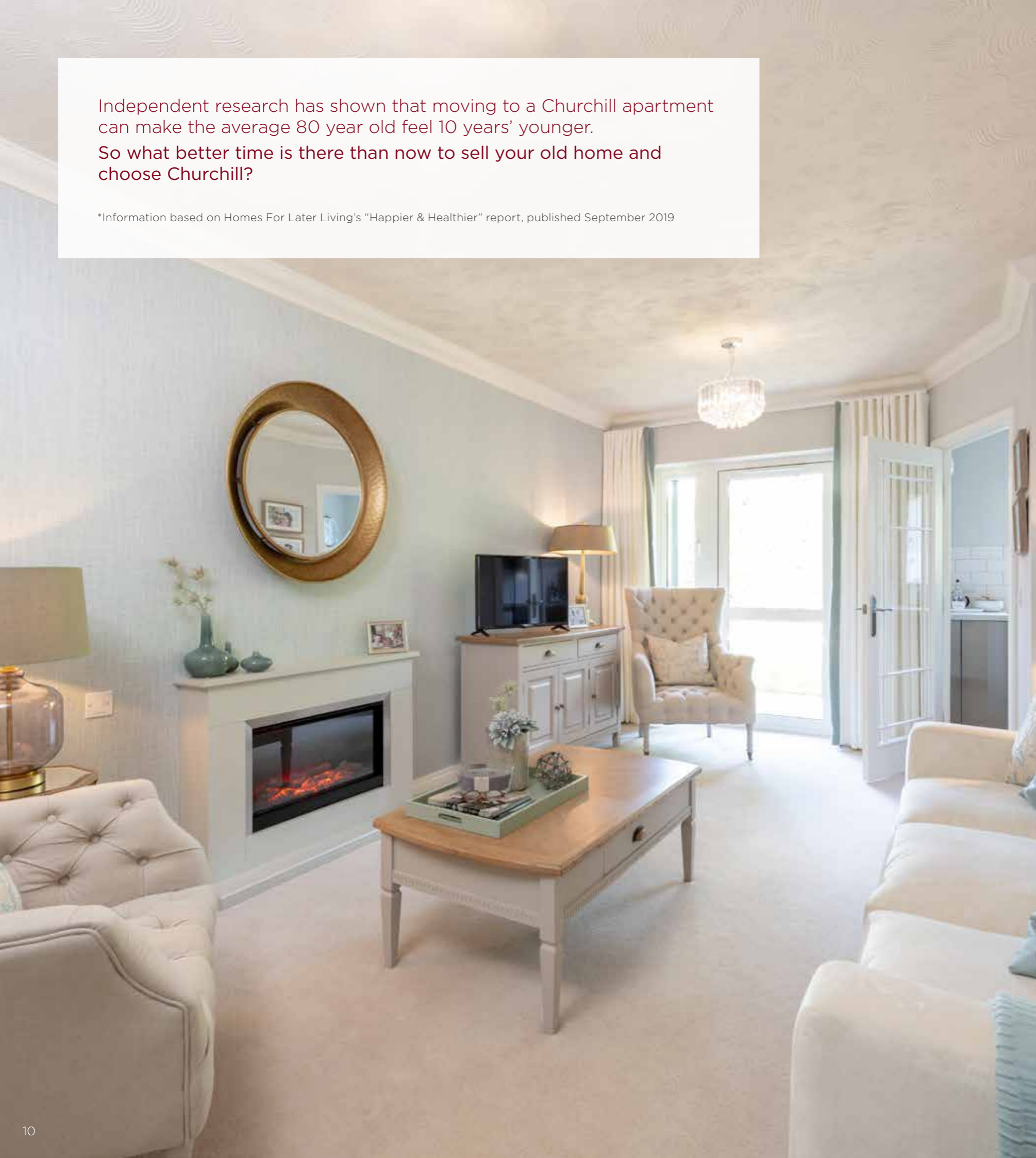
In a recent survey 85% of Customers gave Churchill 8 out of 10 or higher for their "overall moving experience"



Independent research has shown that moving to a Churchill apartment can make the average 80 year old feel 10 years' younger.

So what better time is there than now to sell your old home and choose Churchill?

*Information based on Homes For Later Living's "Happier & Healthier" report, published September 2019



INTRODUCING YOUR NEW APARTMENT

WELCOME TO YOUR NEW LIFESTYLE

All of our developments are designed with you in mind. Your own front door gives you privacy when you want it, but a communal Owners' Lounge opens up a whole new social life with like-minded neighbours when you wish.

FEATURES

Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist-height oven, hob and washer/dryer as standard. You'll find a walk-in wardrobe in the bedroom and open space in the living room, giving you flexibility with furnishings.

Two bedroom apartments feature a separate WC or an en-suite, while the second bedroom can also serve as a dining room, home office or a guest room – the choice is yours. Both one and two bedroom apartments include space for storage which is specific to each apartment.

The development is heated via a communal air source heat pump system, which harnesses the ambient energy within the air to heat the development and each individual apartment. The system is energy efficient and therefore reduces running costs, as the pumps are able to produce more energy than they consume. This delivers an efficient form of heating.

Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to manage the Lodge and ensure everything is running smoothly.

“

From the Lodge Manager, to friendly neighbours, life at Churchill is more than just a retirement apartment.



The view across the Rose Garden in Market Harborough

LOCATION IS EVERYTHING

EVERYTHING YOU NEED ON YOUR DOORSTEP

Located in the heart of Market Harborough, Tebbutt Lodge is an attractive development of 44 one and two bedroom apartments with a lovely garden area and Owners' Lounge in which to relax. This charming market town in the heart of Leicestershire featured in the Sunday Times as one of the Best places to Live in 2018.

Market Harborough has everything you need right on your doorstep, with Sainsbury's, Tesco Express and Waitrose you're spoilt for choice. If you fancy some retail therapy then not only does St Marys Centre offer a wide choice for any discerning shopper there are many popular brands including Phase Eight, Joules and Mint Velvet. For those all-important day to day requirements you will find all the amenities you need and only a short walk away. Whether it's posting a letter or arranging your everyday banking, the town has it all, offering an array of banks, building societies and a Post Office. There is also a choice of opticians such as Specsavers and Boots, a choice of indoor and outdoor markets, one of which regularly turns into an antiques market and a good selection of barbers, hairdressers and beauticians.

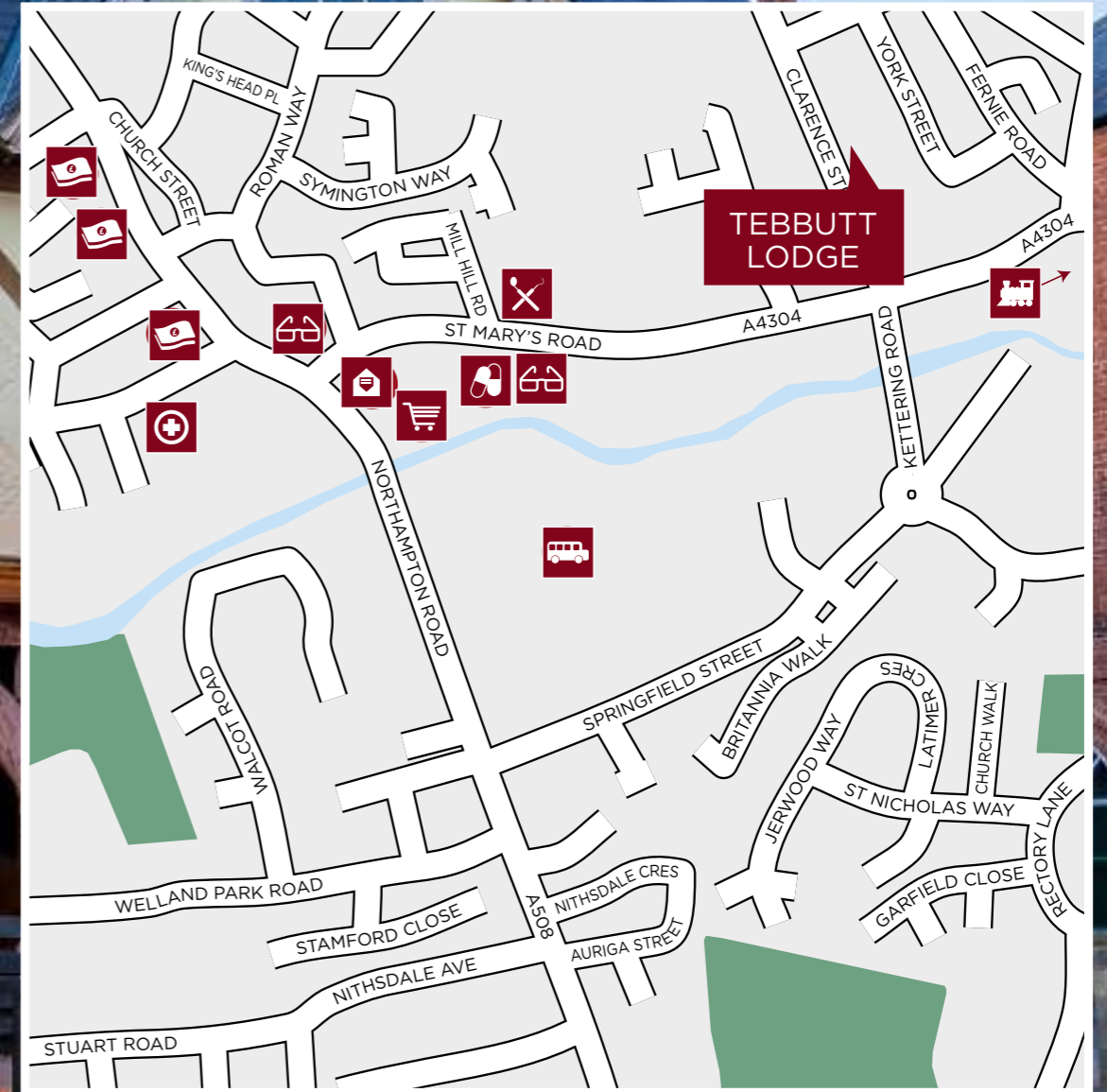
If you fancy getting out and about by bus then Market Harborough has plenty of regular services serving the local area. For those wishing to go further afield Market Harborough Train station offers services to London, Birmingham and Nottingham, all ideal for meeting up with friends or family for that great day out.



Market Harborough Theatre












Old church square in Market Harborough



LOCAL AMENITIES

What is close to Tebbutt Lodge?

- | | | |
|---|---|--|
|  Bank
0.4 miles |  Medical Centre
0.6 miles |  Post Office
0.1 miles |
|  Bus Stop
0.2 miles |  Opticians
0.2 miles |  Railway Station
0.3 miles |
|  Dentist
0.2 miles |  Pharmacy
0.3 miles |  Supermarket
0.3 miles |

TEBBUTT LODGE

A stunning development of 44 retirement apartments

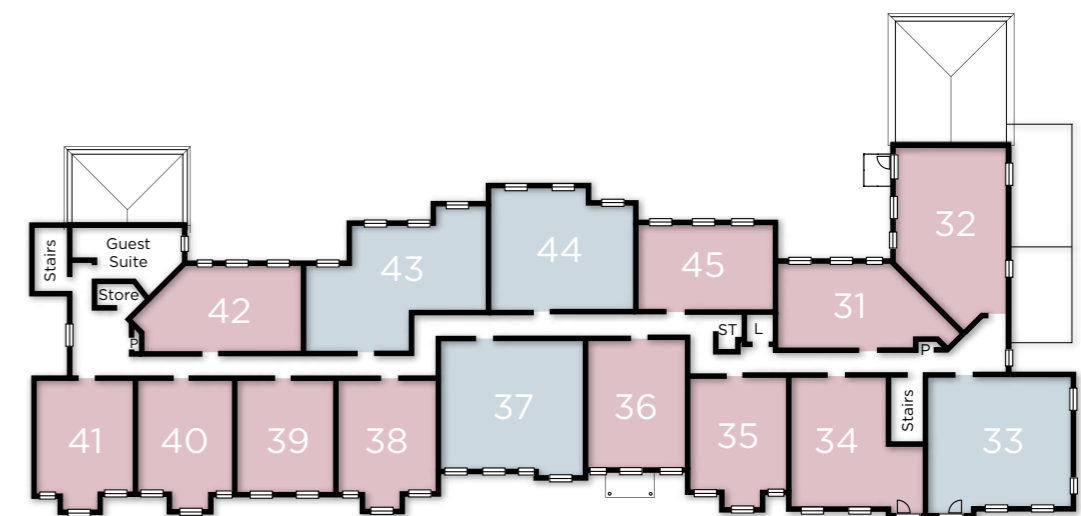
Site Plan and Ground Floor



First Floor



Second Floor



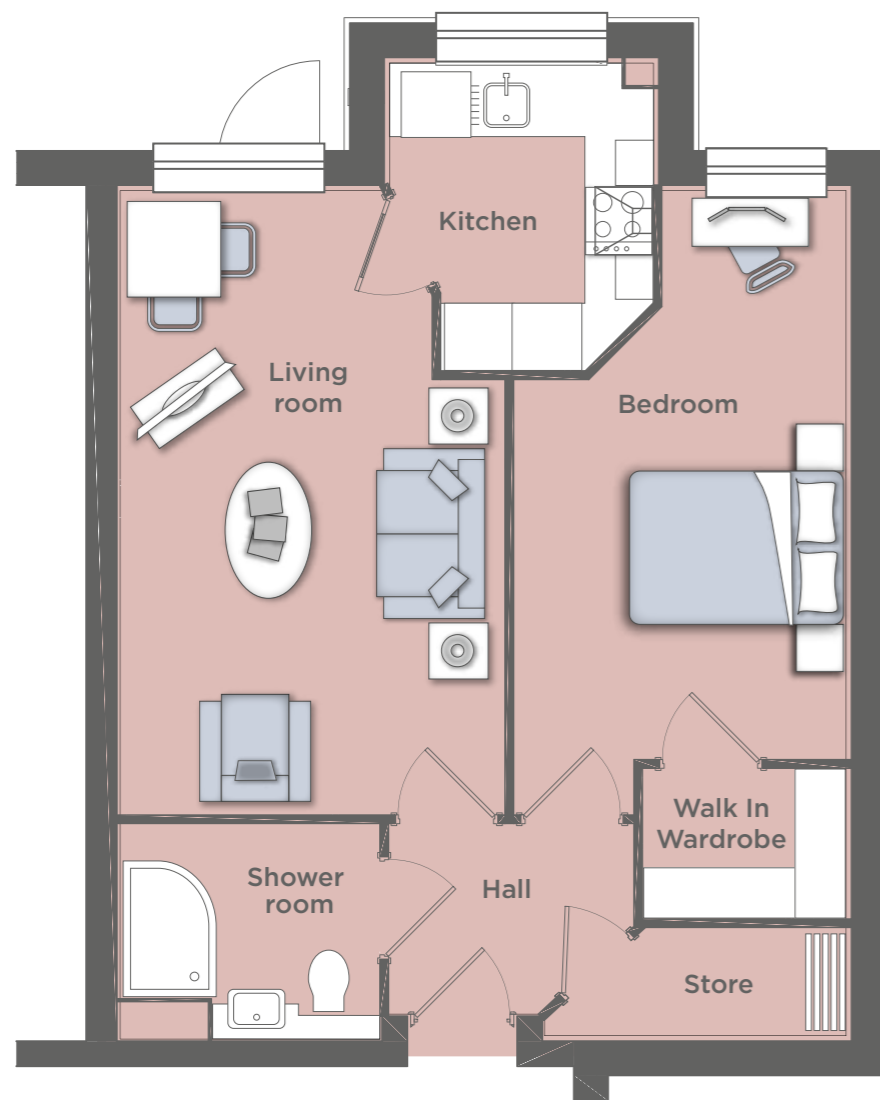
- One bedroom apartment
- Two bedroom apartment
- Communal areas

- | | |
|----------------|----------------|
| BS Buggy Store | P Plant room |
| CB Coffee Bar | R Reception |
| E Entrance | SS Sub Station |
| L Lift | ST Store |
| O Office | W Communal WC |

Balconies on selected apartments

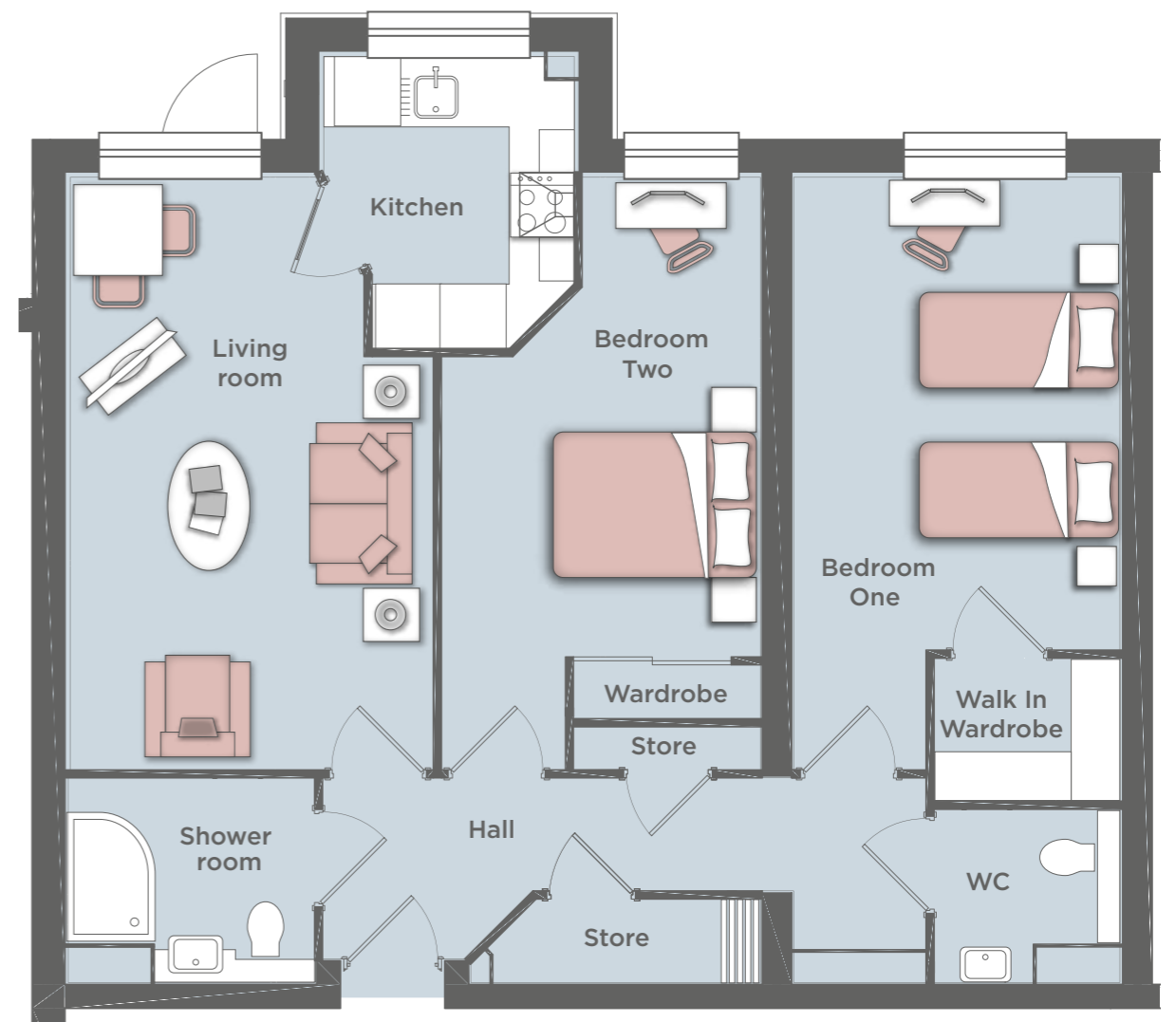
TYPICAL ONE BEDROOM APARTMENT LAYOUT

Kitchen	7'8" x 8'11"	2325mm x 2715mm
Living room	11'2" x 18'1"	3395mm x 5505mm
Shower room	7'6" x 6'3"	2290mm x 1900mm
Bedroom	9'7" x 16'6"	2930mm x 5015mm
Walk in Wardrobe	5'11" x 4'4"	1795mm x 1330mm



TYPICAL TWO BEDROOM APARTMENT LAYOUT

Kitchen	7'8" x 8'11"	2325mm x 2715mm
Living room	11'1" x 18'1"	3375mm x 5505mm
Shower room	6'3" x 7'6"	1900mm x 2290mm
Bedroom one	9'11" x 14'5"	3030mm x 4395mm
Bedroom two	9'9" x 14'7"	2960mm x 4455mm
Walk in Wardrobe	5'8" x 4'4"	1725mm x 1330mm



WHAT'S INCLUDED AS STANDARD?

APARTMENT SPECIFICATION

While we tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet our Owners' needs.

We are constantly listening to our Customers to ensure we are learning from them and improving. These are just some of the elements we include on our developments each informed by our Customers and our experience.



SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detector
- 24-hour support system provided by a digital call system
- Multi-point locking system to front door of apartment

KITCHEN

- Integrated electric waist-height oven
- Ceramic hob and hood
- Integrated Zanussi washer/dryer
- Integral upright fridge and frost-free freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Ceramic wall tiling
- Downlights

INTERIOR

- Double glazed windows
- Fitted wardrobes to main bedroom
- Fitted mirror wardrobes to second bedroom
- Illuminated light switches
- Safety locks on windows
- SkyQ enabled
- TV and telephone points in living room and main bedroom
- Energy-efficient, low-carbon, economical heating system
- Connecting glass-panelled door to kitchen and living area
- Hallway storage cupboard

SHOWER ROOM

- Contemporary white sanitary ware with chrome finishes
- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit with integrated shaver point
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring
- Ceramic wall tiling
- En Suite with Bath

EXTERNAL & COMMUNAL AREAS

- Free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Owners' Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Guest Suite with shower room for visitors
- Online shopping service for groceries available through the Lodge Manager
- Refuse room
- Secure door entry system to the main entrance
- Buggy storage
- Fully maintained external areas





AWARD WINNING PROPERTY MANAGEMENT

SERVICE YOU CAN TRUST

All Churchill developments are looked after by Millstream Management Services, our own property management company. The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many of our Owners see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need it.



The Lodge Manager is fundamental to ensuring our Owners enjoy an active social lifestyle. They are responsible for helping to facilitate a variety of events and activities so there is always something for the Owners to get involved with.



A TRANSPARENT APPROACH

We are completely transparent when it comes to costs with no hidden charges, so you don't have to worry about unexpected bills. Our Sales team will be able to give you a breakdown of specific charges, so that you can see exactly how much everything costs.

Your service charge includes many things that you would ordinarily pay extra for, such as the 24-hour support system, the furnishings, heating and cleaning of the Owners' Lounge and the services of the Lodge Manager.

Churchill does not charge a transfer or exit fee if you sell or sublet your property. On resale 1% of the gross sale price or 1% of the open market value if subletting is payable by way of contribution to the Contingency Fund, which is held on behalf of Owners towards longer term repair and replacement costs.

Tebbutt Lodge

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Any and all pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments. (This includes but is not limited to: furniture, fixtures and fittings, landscaping and gardens). Dimensions quoted are maximum room sizes, for general guidance and are subject to final measurement on completion of the actual apartment and development. Please ensure you check full details of these items at the development you are interested in. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter the specification without notice.



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