

McCarthy & Stone
The UK's leading retirement housebuilder

Stiperstones Court, Shrewsbury

The support you need with Assisted Living

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


Artist impression



Welcome to Stiperstones Court

Stiperstones Court is an elegant collection of 29 one bedroom and 23 two bedroom luxury apartments set on a 1.8 acre site overlooking the Rea Brook. With an enviable location just over half a mile east of Shrewsbury town centre, the beautiful Assisted Living development is ideally situated with everything you'll need on your doorstep.

Designed exclusively with the over 70s in mind, our Assisted Living development will allow you to carry on living independently in a home you own, with the help of on-site flexible care and support plus the advantage of a table service restaurant. Socialise with your neighbours in the homeowners' lounge or the extensive split level landscaped gardens which can be accessed via a stair lift if required.
With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.



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



Providing award winning customer service

We're incredibly proud to have been awarded a 5 Star rating in customer satisfaction for eleven consecutive years, 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.

Since we started in 1977 we've built almost 50,000 apartments, as well as a strong reputation for quality. It's nice to know that we're getting it right, for the people who really matter.

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2016 HOME BUILDERS FEDERATION

11 YEARS CUSTOMER SATISFACTION

A vibrant community in the heart of Shrewsbury



The English Bridge

The Old Market Hall



There's something for everyone in Shrewsbury

The perfect location for Assisted Living

Set amidst the picturesque Shropshire countryside, close to the Welsh borders, Shewsbury is a stunning medieval town packed with elegant timber framed black and white buildings, a bustling town centre and historic landmarks. Abbey Foregate is one of the oldest roads and suburbs of the beautiful market town, which dates back to the fifth and sixth centuries.

Shrewsbury town centre is located about half a mile from Stiperstones Court and includes a vast range of shopping amenities, from high street names to independent boutiques. Visitors can also enjoy waterside views of the River Severn, which forms a loop around the town centre, offering enjoyable walks or even boat trips. For amenities closer to home, the development is located in close proximity to a household goods store as well as being less than 0.3 miles to a large Asda Superstore. You'll also find a medical centre, Post Office, chemist, library, dentist and convenience stores within half a mile of Stiperstones Court, for day-to-day requirements.

Within half a mile of the development you will find a cinema, restaurants and local pubs. But Shrewsbury is also home to Theatre Severn, visited by many major theatre touring productions, The Hive Arts Centre and Shrewsbury Museum and Art Gallery.

There are regular bus services directly outside Stiperstones Court, which travels to and from the town centre and to the hospital. You can also catch a bus direct to Telford Town Centre from here as well. Other transport links include the railway station, which is less than a mile away, which includes regular services to major UK cities.

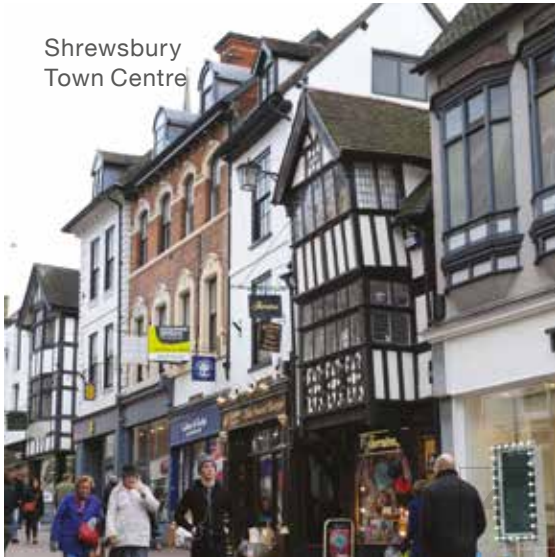
Stiperstones Court

1 Cathedral
2 Shrewsbury Abbey
3 Asda
4 Bus Stop
5 Darwin Shopping Centre
6 Library
7 Theatre Severn
8 Hive Arts Centre
9 Shrewsbury Museum & Art Gallery
10 Medical Practice
11 Dentist
12 Chemist
13 Household Goods Store
14 Hairdressers
15 Post Office
16 Pride Hill Shopping Centre
17 The Parade Shopping Centre




Quarry Park

A vibrant community close to local amenities


Shrewsbury Town Centre



Buy a beautiful, private apartment with everything made simple

With McCarthy & Stone, everything is designed to let you get the most out of life. You can relax in the knowledge that with Assisted Living, there's someone there day and night, should you need assistance in an emergency. That's the real benefit; you can 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.

- **24 hour on-site management** to give you around the clock help and support in an emergency
- **Estate Manager and YourLife team** to ensure you get all the care and support you need
- **Domestic Assistance** to help you with jobs like dusting, vacuuming or changing the bed (one hour per week is included in your service charge)
- **Personal care packages** from 15 minute increments, which are totally flexible and can be organised with the YourLife team◊

> *The staff are always very willing to help, very patient and very, very caring. Plus it's a beautiful environment for my father to live in. I find it very reassuring that Dad has got staff 24 hours a day if he has got a problem - it has taken a weight off my mind.*
>
> Relative of homeowner
> Brunlees Court, Southport

◊Additional charge applies.



A life made easier with McCarthy & Stone



We're proud of our caring and dedicated team

A completely flexible service tailored to suit your needs

With Assisted Living, 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 they go that extra mile to provide exceptional levels 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 fantastic service.

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.

YourLife
Care and Management





Personal care

Our team is on hand around the clock 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.

Your service charge includes one hour's 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.

If you would like more than your one hour of assistance, you can book any of these services from as little as a 15 minute session for an extra charge. This flexibility means you only pay for the care and support you need, when you need it.

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.

> *It was our lucky day when we decided to retire to Dutton Court. We couldn't be happier - no regrets!*
>
> **Dr Maxwell -** Homeowner, Dutton Court

Personalised flexible care packages tailored to your needs







You'll feel the warmth of friendship at Stiperstones Court

Enjoy more time to socialise with new friends and neighbours

The wonderful thing about Assisted Living 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:

Restaurant

Central to the development is our table service restaurant, it is a lovely place to meet up with other homeowners and perfect for those days that you don't want to cook for yourself. The restaurant serves freshly prepared lunches daily for you, your family and friends, using locally sourced ingredients and catering for special dietary requirements. If you're planning a special occasion or celebration, you're welcome to book the function room and talk to our chef who will be happy to devise a menu for you. If you're not feeling well then meals can be served in your apartment.

Homeowners' lounge

If you fancy a cup of tea or coffee with your new neighbours, you can join them in the homeowners' lounge where you will find comfy sofas and plenty of space to relax whilst enjoying views of the gardens. You can also walk out of the homeowners' lounge and soak up the sun on the outdoor terrace area.

Landscaped gardens

On a sunny day, it's also nice to relax in the landscaped garden and patio area. And with all maintenance taken care of, you'll have no worries about cutting the grass or weeding.

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◊.

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

◊Additional charge applies. #Subject to availability.



Our developments help take the stress out of being a homeowner

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. When it comes to the beautifully landscaped garden, you can sit back and enjoy it without having to lift a finger.

The development at a glance

- Homeowners' lounge where you can meet up with neighbours or make new friends with outdoor terrace overlooking the landscaped gardens
- Table service restaurant for when you don't want to cook◊
- Landscaped garden for you to enjoy without having to lift a finger
- Full wheelchair accessibility in the apartments and throughout the development
- Guest suite perfect for when friends and family come to visit◊#
- Lift to all floors making it easy to get around
- Car parking available on-site◊#
- There's also a fully equipped laundry with raised machines so you can wash, dry and iron with ease, or you can choose to use our on-site washing and ironing service
- Mobility Scooter Charging Point: A convenient space in which to charge your mobility scooter



Horton Mill Court, Droitwich

Apartments that are built around your needs



Bluebell Court, Tettenhall

Designed to make your life easier

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.

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 and stunning views over the landscaped gardens.

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.

*When a Sky TV package is purchased. #Subject to availability.

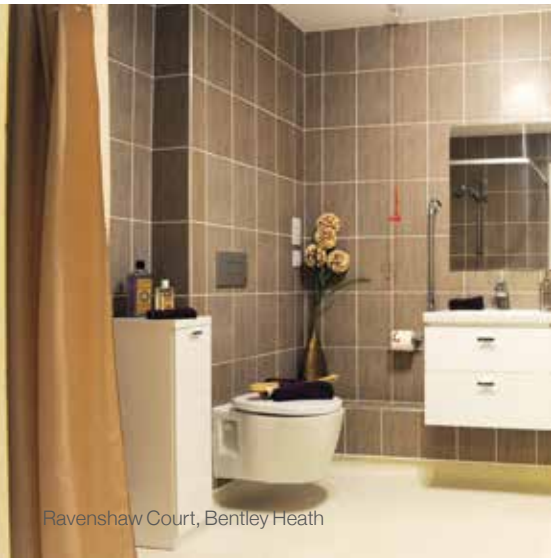
Our luxurious shower rooms are designed to offer both functionality and safety. They all have level access, so you don't have to step in and out of a bath, lever taps which turn on and off effortlessly and slip resistant flooring.

Our comfortable apartments are built to the Lifetime Homes Standard – a set of 16 design criteria that provide a model for building accessible and adaptable homes – and are wheelchair friendly. This means you'll find ovens and plug sockets set at a raised height and easy to use lever taps. Around the development, you will find grab rails along the hallways, making getting around easier.. You'll also find a secure charging area for mobility scooters#.

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

Safe and Secure

In a McCarthy & Stone development your security is paramount, and you can rest assured we've got it covered. Peace of mind 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. So day or night, you can relax in the knowledge that you're safe.



Ravenshaw Court, Bentley Heath

Feel safe and secure in your brand new home



Centenary Place, Southend-On-Sea





Experience a new level of comfort, with everything designed around you

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
- Stunning garden views to selected apartments
- Walk in wardrobe in selected apartments so it's easy to keep everything organised and within reach
- Balcony with selected apartments, letting you enjoy your own outside space
- Telephone and television point in living room and bedrooms
- 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
- Electrically operated kitchen window

Shower room

- Shower which is fitted and tiled with level access to make it easier to get in and out
- Slip resistant flooring provides safety in your shower room
- Fitted mirror for a sleek, coordinated look
- Heated towel rail to keep your towels dry and warm
- Extractor ventilation keeps your bathroom free of steam

Heating and finishes

- Underfloor heating to keep you warm whilst being clean and economical
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch

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
- 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

*When a Sky TV package is purchased



There's plenty to enjoy when you make the most of life in your new home

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.

We'll help you make the move

When you've found the perfect apartment, your move couldn't be in better hands. 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.

Find out more

Register your interest and find out more about buying a McCarthy & Stone apartment

Stiperstones Court
Abbey Foregate, Shrewsbury SY2 6AL

Tel: 0800 201 4106
mccarthyandstone.co.uk/stiperstonescourt

Site & ground floor

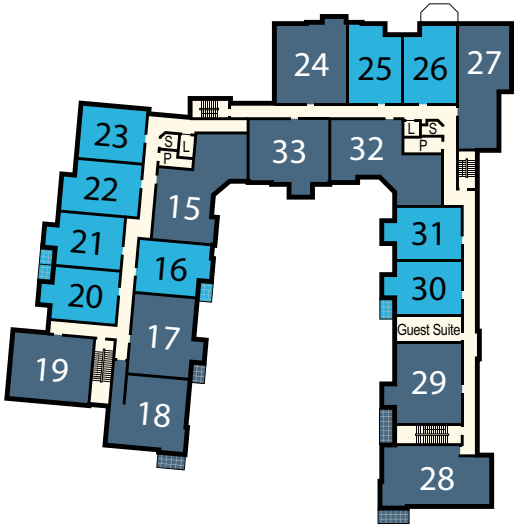




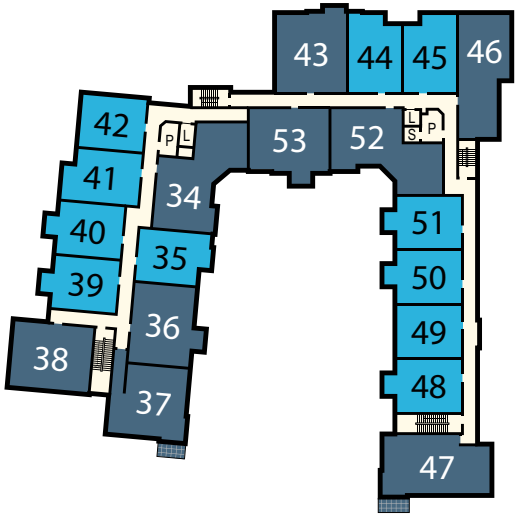
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

L	-	LIFT
P	-	PLANT ROOM
S	-	STORE ROOM
R	-	REFUSE
O	-	OFFICE
K	-	KITCHEN
SS	-	SUBSTATION
LA	-	LAUNDRY
M	-	MAIN ENTRANCE
TH	-	TOWN HOUSE
MSCP	-	MOBILITY SCOOTER CHARGING POINT

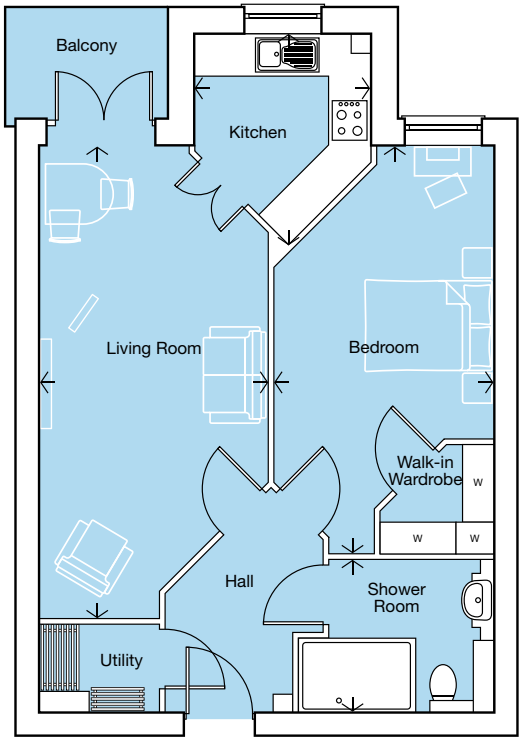
First floor



Second floor

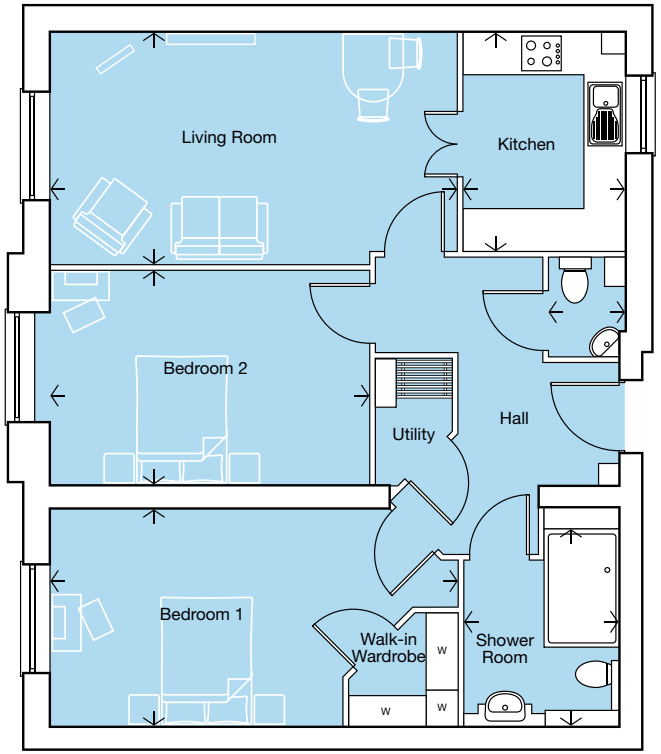


Typical one bedroom apartment



Living Room (Max.)	21'10" x 10'7"	(6676mm x 3236mm)
Kitchen (Max.)	9'11" x 8'1"	(3035mm x 2485mm)
Shower Room (Max.)	7'1" x 9'1"	(2160mm x 2776mm)
Bedroom (Max.)	18'11" x 10'2"	(5767mm x 3121mm)

Typical two bedroom apartment



Living Room (Max.)	18'10" x 10'9"	(5742mm x 3279mm)
Kitchen (Max.)	7'6" x 10'1"	(2302mm x 3092mm)
Shower Room (Max.)	7'1" x 10'2"	(2183mm x 3111mm)
Bedroom 1 (Max.)	18'10" x 10'1"	(5753mm x 3089mm)
Bedroom 2 (Max.)	14'9" x 10'0"	(4506mm x 3058mm)

McCarthy & Stone
The UK's leading retirement housebuilder

A stunning development of 52 one and two bedroom Assisted Living apartments in the heart of Shrewsbury. Providing the support you need to enjoy a fulfilling, independent retirement.

Stiperstones Court
Abbey Foregate, Shrewsbury SY2 6AL

Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit **mccarthyandstone.co.uk/stiperstonescourt**

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2016 HOME BUILDERS FEDERATION

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. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk

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