



CASTLE COURT

Chancery Lane - Thrapston



LUXURY RETIREMENT APARTMENTS BUILT IN
THE HISTORIC MARKET TOWN OF THRAPSTON



Keystone
Developments



Welcome



CASTLE COURT

Chancery Lane , Thrapston, Northampton, NN14 4LL



We believe that a home is much more than bricks and mortar; it's a place to really live. With over 30 years of experience in building and managing homes Keystone Developments have established a renowned reputation of quality.

At Castle Court we have created 29 stunning new one and two bedroom apartments designed specifically for over 55's.

Developed with you in mind, we pay attention to the details that matter most so that you can enjoy your home and retirement without the worry of external maintenance.

With a home built close to the town centre and full of design-features that make living easy - you'll really enjoy the benefits of a stress-free life at Castle Court.

To find out more, call us on 01604 638000



Keystone Building Quality

At Keystone we bring house building of the highest quality together with a commitment to excellent design and long term sustainability; to make homes that people cherish.

Our retirement schemes offer more than just four walls – not for profit charitable organisations within the group, provide a quality management service. They take care of the day to day issues, so you have the freedom to enjoy your time.

Set in prime locations at the heart of existing communities, our friendly schemes have much to offer. Our Scheme Managers help neighbours get to know one another so that you can enjoy all the benefits of living in one of our apartments.

Our mission is to deliver quality homes designed for life, working closely with our customers to respond to their needs at every stage from design to long term management. As specialist developers we know the market well, and with every development we take on, our highly skilled team always deliver exactly what our customers need.

We are members of The Association of Retirement Housing Managers (ARHM). The ARHM Code of Practice aims to promote best practice in the management of leasehold retirement housing.

Here at Keystone we seek well-respected, local partners that we can trust to deliver our high standards. Working with Seagrave Developments we've delivered 29 beautiful homes of unparalleled build quality.

Recent Keystone Developments



Saddlers Court, Melton

The Croft, Bourne



Watermead Court, Birstall



Welcome to life in Thrapston

Thrapston is a thriving market town located near the River Nene in the heart of rural East Northamptonshire. The town is on the A605 easily accessed by the A14 and A45 and is bounded by Kettering and Wellingborough to the West, with Northampton slightly further afield, Oundle to the North, Raunds to the South and Huntingdon to the East.

Mentioned in the Domesday Book of 1086, the town combines history with modern facilities – including a variety of delightful shops, cafes and restaurants; as well as a monthly farmers market.

Every year the historic charter is celebrated with the local Charter Fair with sideshows, stalls and family events.

There is plenty to do if you want to join local activities in the town including bowls at the Thrapston Bowls Club, there is a Badminton Club, and if you like golf you could play a round at one of the golf clubs in the area.

Castle Court is situated within sight of the beautiful St. James Parish Church which is open to visitors on Saturday mornings.

The site on which Castle Court stands was once the grounds of an ancient castle from which the building takes its name.

Northamptonshire is a very beautiful county and there are many interesting and historic places to visit and enjoy in the surrounding areas. Lake Elinor and Ringstead Grange are within walking distance of Castle Court.

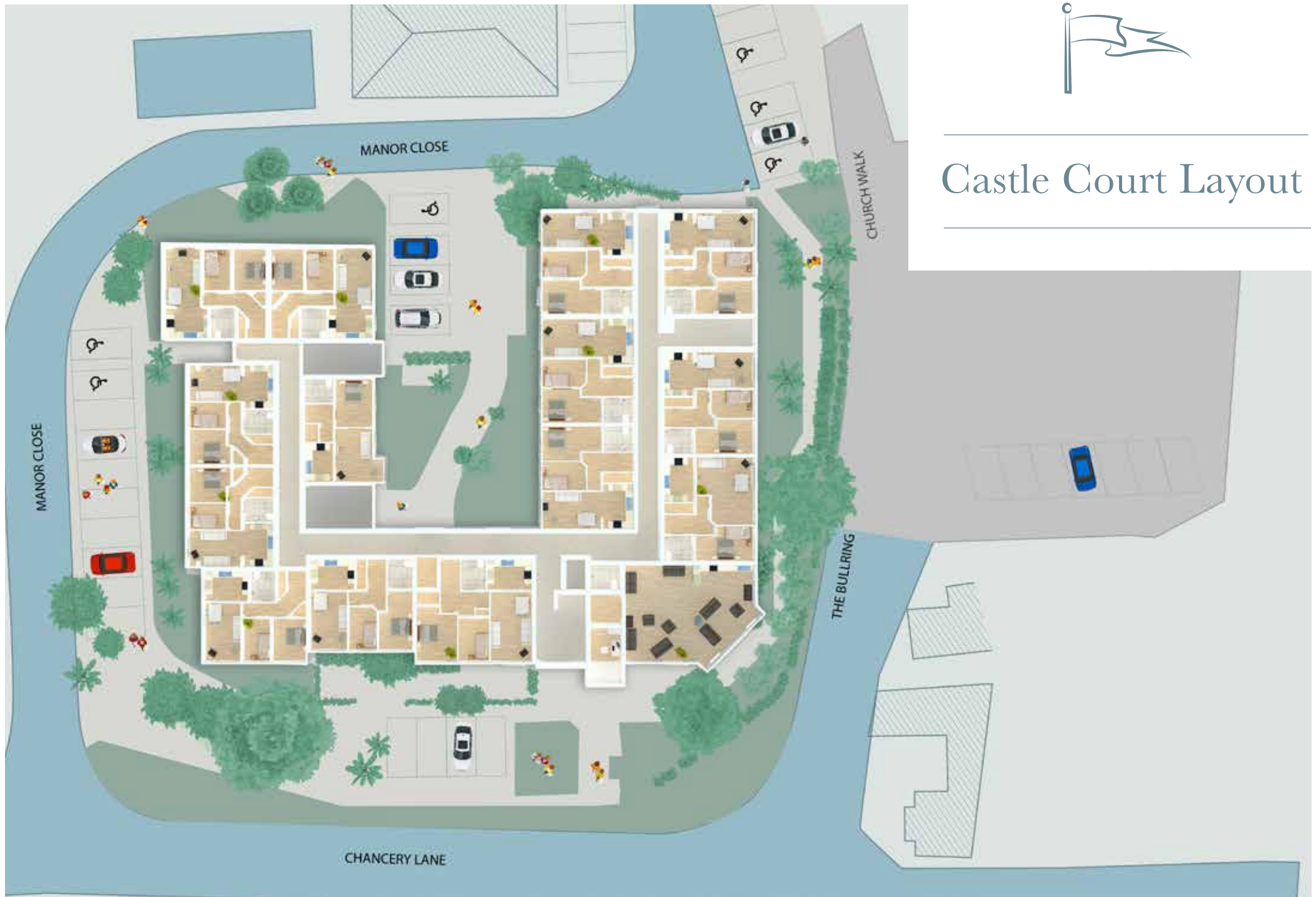








Castle Court Layout





Thrapston

Distance to:

Kettering 11.3 miles
Northampton 23 miles

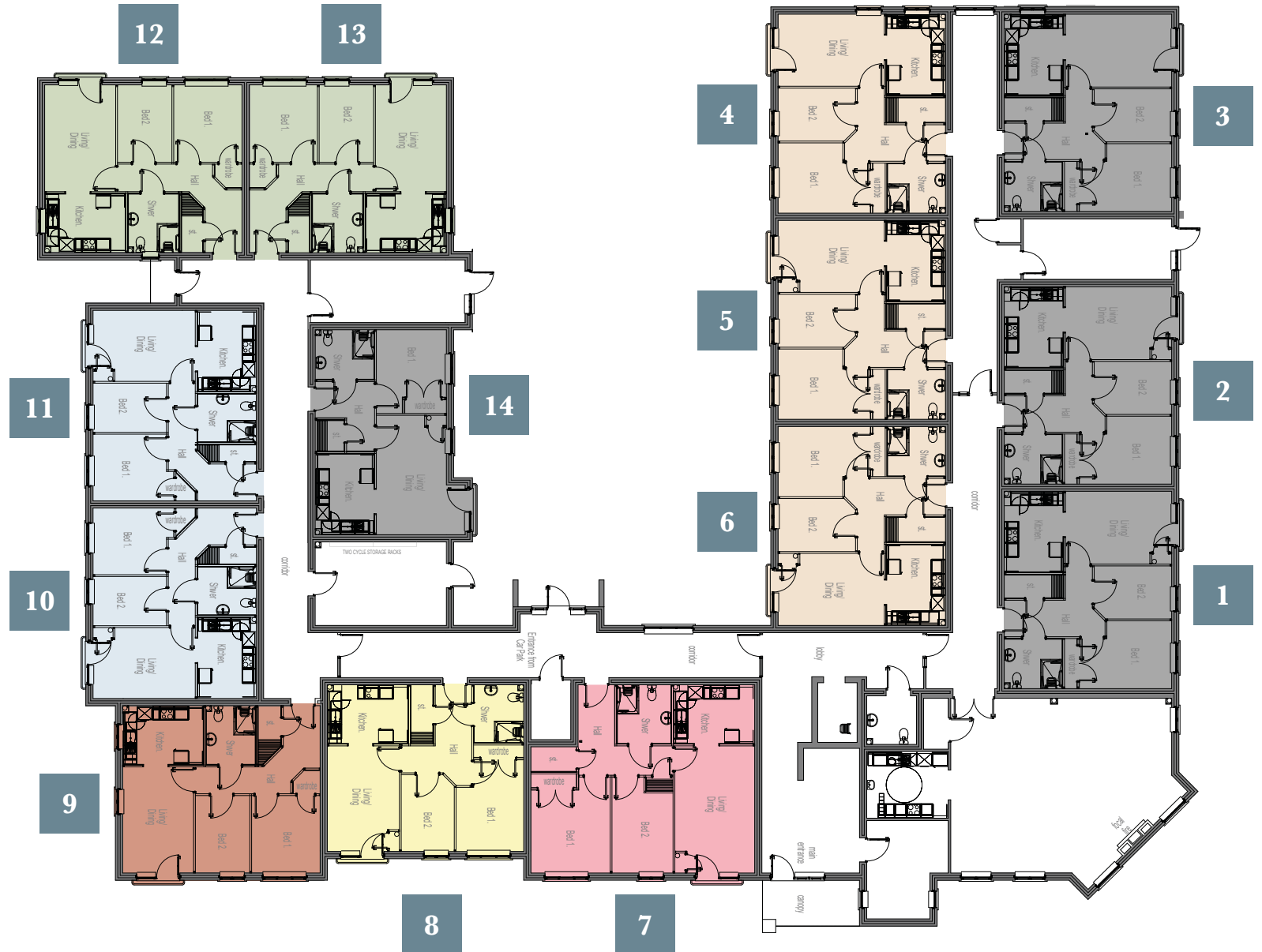
Nearby Attractions:

Rushden Golf Club 7.4 miles
Cygnus Watersports 11.9 miles

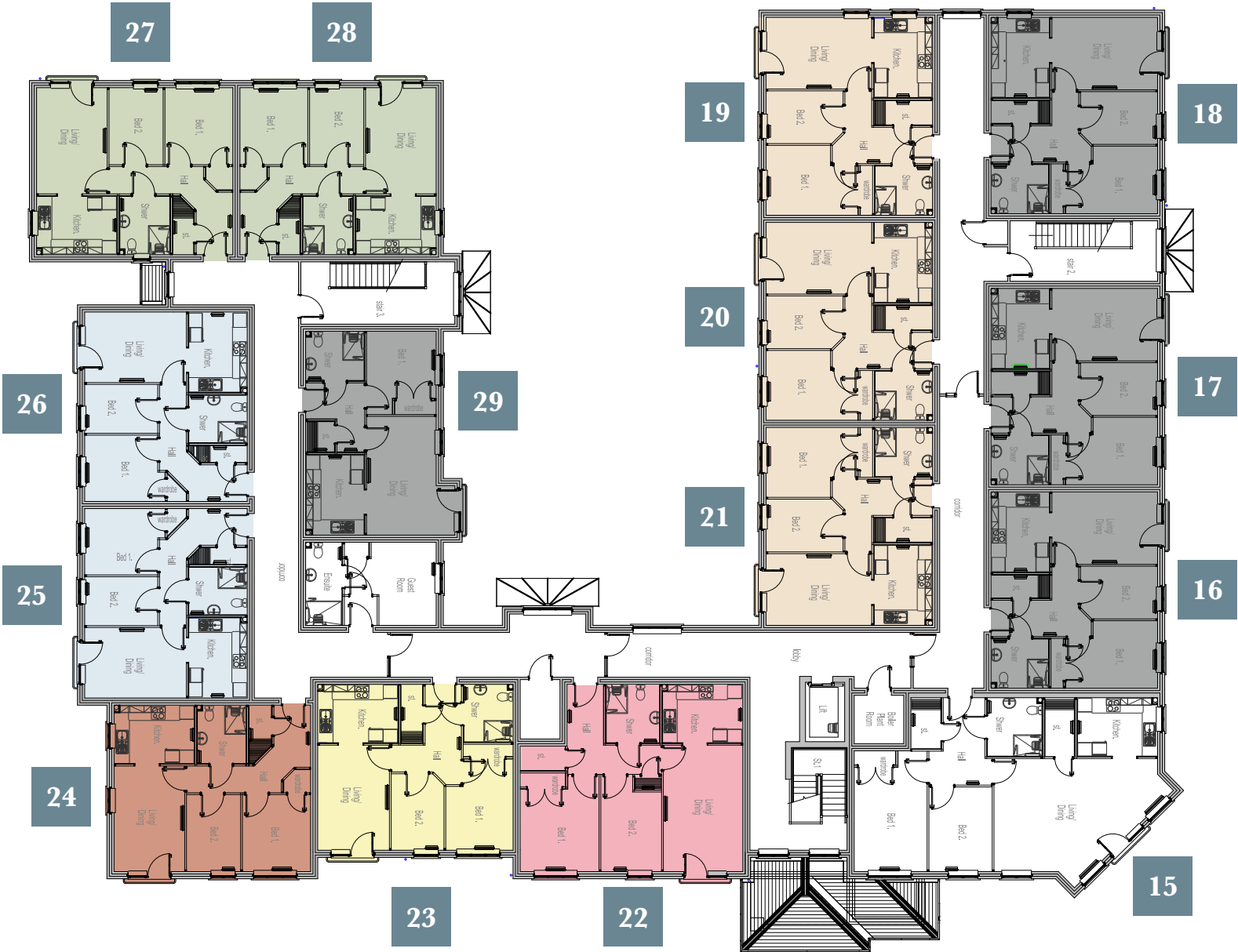
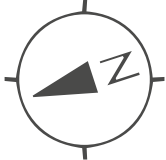




Castle Court
Layout of
Apartments



First Floor



Apartment Type **A**

Apartment Type **B**

Apartment Type **C**

Apartment Type **D**

Apartment Type **E**

Apartment Type **F**

Apartment Type **G**

Apartment Type **H**

Apartment Type **J**



Aerial Examples of Apartment Interiors



Apartment Type B | 2 Bedrooms



Apartment Type H | 1 Bedroom



Room Sizes of All Apartment Types

Apartment Type A GF Plots 1, 2 & 3 FF Plots 16, 17 & 18		
Kitchen	11'0" x 8'0"	(3.35 x 2.44m)
Living Room	14'6" x 9'9"	(4.45 x 3.02m)
Bedroom 1	12'7" x 8'9"	(3.87 x 2.71m)
Bedroom 2	10'6" x 7'3"	(3.23 x 2.23m)

Apartment Type D GF Plot 8 FF Plot 23		
Kitchen	11'0" x 8'0"	(3.35 x 2.44m)
Living Room	14'4" x 9'9"	(4.39 x 3.02m)
Bedroom 1	12'6" x 9'2"	(3.84 x 2.80m)
Bedroom 2	10'5" x 7'2"	(3.2 x 2.19m)

Apartment Type G GF Plots 12 & 13 FF Plots 27 & 28		
Kitchen	11'0" x 8'0"	(3.35 x 2.44m)
Living Room	14'6" x 9'8"	(4.45 x 2.99m)
Bedroom 1	10'6" x 9'8"	(3.23 x 2.99m)
Bedroom 2	10'6" x 7'4"	(3.23 x 2.26m)

Apartment Type B GF Plots 4, 5 & 6 FF Plots 19, 20 & 21		
Kitchen	11'0" x 8'0"	(3.35 x 2.44m)
Living Room	14'6" x 9'9"	(4.45 x 3.02m)
Bedroom 1	12'7" x 9'6"	(3.87 x 2.93m)
Bedroom 2	10'6" x 7'3"	(3.23 x 2.23m)

Apartment Type E GF Plot 9 FF Plot 24		
Kitchen	11'0" x 8'0"	(3.35 x 2.44m)
Living Room	14'6" x 9'7"	(4.45 x 2.96m)
Bedroom 1	10'6" x 9'3"	(3.23 x 2.83m)
Bedroom 2	10'6" x 9'3"	(3.23 x 2.83m)

Apartment Type H GF Plot 14 FF Plot 29		
Kitchen	11'0" x 8'0"	(3.35 x 2.44m)
Living Room	16'4" x 12'1"	(5.0 x 3.69m)
Bedroom 1	11'5" x 9'6"	(3.51 x 2.93m)

Apartment Type C GF Plot 7 FF Plot 22		
Kitchen	11'0" x 8'0"	(3.35 x 2.44m)
Living Room	17'4" x 10'9"	(5.3 x 3.32m)
Bedroom 1	11'4" x 10'9"	(3.47 x 2.80m)
Bedroom 2	10'9" x 8'4"	(3.32 x 2.56m)

Apartment Type F GF Plot 10 & 11 FF Plot 25 & 26		
Kitchen	11'0" x 8'0"	(3.35 x 2.44m)
Living Room	13'11" x 9'8"	(4.00 x 2.99m)
Bedroom 1	10'6" x 9'11"	(3.23 x 2.78m)
Bedroom 2	10'0" x 6'8"	(3.05 x 2.07m)

Apartment Type J FF Plot 15		
Kitchen	17'7" x 8'0"	(4.50 x 2.44m)
Living Room	22'5" x 15'6"	(6.86 x 4.75m)
Bedroom 1	11'5" x 9'6"	(3.51 x 2.93m)
Bedroom 2	11'7" x 8'8"	(3.57 x 2.68m)

Please note: individual purchasers must satisfy themselves of the approximate dimensions.





Making your home your own

All our apartments are beautifully finished to a very high standard which makes it easy to add your own personal finishing touches.

Our generous room sizes leave plenty of space for your furniture and there is ample wall area for family photos or artwork.

We offer a choice of finishes, tiles and carpets so you can really make your home your own. You also have the opportunity to upgrade your choices.

All choices of finishes are subject to the constraints of the build schedule. Any upgrades are to be paid for in advance of order and are non-refundable in the event of cancellation of the sale.

“I was very impressed because it’s all very high-spec, everything was perfectly clean and carpeted and fitted out. All I had to do was decide where I wanted to put everything.” *Margaret, a resident at The Croft.*





Apartment features at Castle Court

General

- Double glazing
- Energy efficient gas central heating
- Highly insulated floors, walls and ceilings so they are warm in winter and cool in the summer
- Sky/Sky + & DAB (Sky subscription required for non-freeview channels)
- Wi-Fi enabled
- Choice of carpet options
- Letter plates on all apartments, so post can be delivered to your door

Kitchen

- Fully fitted kitchen (option to upgrade to integrated dishwasher)
- High level fan assisted Neff oven with the slide and hide door
- Neff induction hob
- Stainless steel Neff extractor hood
- Built in fridge freezer
- Condensing washer dryer
- Easy grip monobloc lever taps
- Slip resistant Polyflor Camero vinyl flooring in a choice of finishes (subject to build stage)
- Surestop water isolation switch





Apartment features at Castle Court

Living Room

- Integrated Reception System to receive digital TV and radio, Sky, Sky +
- Telephone point
- French door with Juliet balcony

Safety and Security

- CCTV security system
- Secure door entry system
- Car parking (first come first served)
- Lift to first floor
- Limited mobility scooter storage and charging facility
- 24 hour emergency call system with speech module in hall, pull cord in bathroom and pendant. (System allows for additional equipment to be added at a later date wirelessly if required)





Apartment features at Castle Court

Main Bedroom

- Fitted Wardrobe
- Telephone & TV point

Shower Room

- Large low access shower tray and thermostatic shower and screen
- White Twyford's sanitaryware including extra height WC
- Easy grip monobloc lever tap
- Ceramic tiled floor with choice of tiles (subject to build schedule)
- Back-lit mirror cabinet with shaver point



Retirement Living at Castle Court

Retirement living at Castle Court allows you to have an independent and fulfilling life in a mixed community of retirement apartments designed exclusively for the over 55's. Our specialist development gives you the reassurance of living in a safe, secure and supportive environment without the worry of structural repairs or garden maintenance, freeing you to enjoy life in a more relaxed environment.

A spacious fully equipped residents lounge with adjoining kitchen provides opportunities to get to know one other, spend time with friends and family and enjoy a variety of events. It's a great place to go whenever you fancy a change giving you the best of both worlds – a social life on your doorstep with no pressure to take part in anything you don't want to do.

Outside the landscaped grounds include seating so you can enjoy being outdoors without the work involved in keeping it tidy.

If you want to spend longer with friends or family members you can invite guests to stay the night in the en-suite guest accommodation. The self-contained suite features tea and coffee facilities. A small charge covers the cost of housekeeping so you can offer your family or friends great hospitality with none of the hassle.

“The guest suite; my eldest daughter and her partner came to stay for a couple of nights and it was absolutely marvellous.”

Dennis, a resident at The Croft.





Off road parking and a secure door entry system, provides you with peace of mind. With a lift to the first floor and CCTV, Castle Court utilises the best of modern technology to ensure your home is secure.



Frequently Asked Questions

Q. What is Retirement Living?

Living independently in a development of retirement properties. Each home has been designed exclusively for people over 55. Our schemes offer additional facilities such as a Scheme Manager (part time) and a 24 hour emergency call system to give you complete peace of mind.

Q. What are the duties of a Scheme Manager?

The Scheme Manager will play a key part in the successful management of Castle Court and will be present during allocated times Monday to Friday. Their responsibilities include administration, assisting with emergencies, dealing with a range of queries and facilitating events. When they are not there the 24 hour call system for emergencies is in place.

Q. Is any nursing or medical cover provided?

No, the 24 hour emergency call support service is there to cover emergencies only.

Q. What about parking?

There are 27 parking spaces allocated on a first come, first served basis and several are for disabled parking use.

Q. Will there be somewhere to put a bicycle?

There will be limited space in the mobility scooter store.

Q. Are pets allowed?

Yes, subject to Landlord approval.

Frequently Asked Questions

Q. What guarantees are provided on my new property?

All our properties are built to a high quality standard and covered for 10 years by Premier Guarantee, one of the leading providers of structural warranties. Fixtures and fittings in your home are covered by manufacturer's warranties.

Q. What is the length of the lease sold on the apartments?

The apartments are sold with a 125 year assignable lease. With a leasehold property you own the demise of your apartment. The block and the land on which the block stands remain in the ownership of the Landlord.

Q. What happens if I want to sell my property?

Owners may sell their property at any time to a suitable qualifying person. Details of charges applicable on resale are on the Castle Court Charges Schedule.

Q. What does the annual service charge include?

- Scheme Manager (part time)
- Upkeep and maintenance of the communal areas in the building and gardening maintenance of the landscaped areas
- Buildings Insurance including contents of the communal areas
- Window cleaning contract
- Cleaning contract communal areas
- Lift service/maintenance
- Emergency Call Monitoring/Maintenance
- Door Entry/CCTV
- Landlord's communal utilities
- Annual Landlords gas safety check (including apartments)

A detailed list of what is included and how costs are broken down is on the Castle Court Charges Schedule.

Frequently Asked Questions

Q. What running costs are not included in the service charge?

Once you move into your new home, you will be responsible for the following costs for your apartment:

- Utilities – Gas, Water and Electricity are on individual meters
- Council Tax
- Telephone/Broadband
- Contents Insurance
- Sky Subscription if requiring channels not on Freeview
- TV Licence (if applicable)
- Ground Rent (payable annually or monthly by agreement) refer to Castle Court Services Schedule.

Q. Will there be consultation with residents about the management of Castle Court?

Yes we believe very strongly in consultation. The service charge at Castle Court is payable by all homeowners to Spire Homes, who are a “not for profit” charitable management company. When calculating service charges great care is taken to ensure that budgets are set realistically based on known costs and estimations and these are reviewed on an annual basis following consultation with all residents.



Monthly Cost Comparison

Current Home	£	Castle Court	£
Buildings Insurance		Building Insurance	√
Window Cleaning		Window Cleaning	√
Gardening		Gardening	√
Personal Alarm Rental		24 Hr Emergency Call Service	√
External Property Maintenance		External Property Maintenance	√
Gas		Gas	
		Annual Gas Safety Check	√
Electricity		Electricity	
Water		Water	
Council Tax Band		Council Tax Band	
		Maintenance and use of Lifts	√
		Use of Main Lounge and Residents' Kitchen	√
		Scheme Manager (part time)	√
		Mobile Scooter Storage and re-charging facility	√
TOTAL		TOTAL	

Due to the high energy efficiency of your property you will probably find running costs are less than what you have been used to.



CASTLE COURT

Chancery Lane - Thrapston

If you are interested in buying an apartment at Castle Court then we would love to hear from you. You'll be making the first step towards finding a home where you can really live.

To find out more, call us on

01604 638000

www.keystonedevolutions.co.uk

A Keystone Development:

Keystone Developments | Leverett House | Gilbert Drive | Boston | Lincolnshire | PE21 7TQ | Tel. 0345 30 90 700



Keystone
Developments

Computer generated images – development may be subject to variations in appearance, gardens indicate several years growth. 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 misstatement in this brochure, which is not a

contract nor forms any part of a 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 team. Details correct at the time of going to print.