




& Later Living

Westonia Court

Retire in style at
Wellingborough Road,
Weston Favell





Welcome to Later Living at Westonia Court

Ideally situated on the Wellingborough Road in Weston Favell, Northampton, Westonia Court is a thoughtfully designed development of 50 one and two bedroom Later Living apartments, for the over 60's.

Positioned next door to a supermarket and with a host of daily amenities on the doorstep, Westonia Court complements it's convenient location by offering spacious, contemporary apartments and a variety of communal areas including a homeowners' lounge and a library.



What Later Living could mean to you

Buying a Later Living apartment opens the doors to much more than just a brand new apartment. Peace of mind is assured with security features as standard and all external maintenance taken care of. McCarthy & Stone manages Westonia Court and with a House Manager on call, you are freed up to make the most of your time.

Peace of mind

Benefit from the peace of mind provided by having our dedicated House Manager on site during the day to take care of things and make you feel at home. You can choose to socialise in the homeowners' lounge or relax in the landscaped gardens. It's completely up to you.

Maintenance free living

There's no need to worry about being burdened by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry room, homeowners' lounge and other communal areas.

Security comes as standard

Buy an apartment from McCarthy & Stone and leave your security and safety concerns at the door. All our developments are fitted with a CCTV door entry system and a 24-hour emergency call system,

should you require assistance. You can relax in the knowledge that it's all taken care of.

We can help you move

Moving home can be a daunting prospect but we will help you every step of the way, with our service starting well before you move in. We can assist you in selling your home, dealing with the paperwork, paying the estate agent's fees, packing, moving and even de-cluttering if you wish. Our aim is to make the process as seamless and hassle-free as possible.

“McCarthy & Stone has been so accommodating and has made the move very easy for us both. I really feel like we're part of a community.”

Brenda Gande, Homeowner - Hoylake



Designed with you in mind

Having developed over 1000 retirement developments over the past thirty years, we are continually innovating and perfecting our design and construction techniques. As our industry awards and high customer satisfaction ratings demonstrate, we always put our customers first.

The best in contemporary design

With a contemporary theme, Westonia Court offers modern and functional one and two bedroom apartments. With walk-in wardrobes and the luxury of French balconies to selected apartments, this spacious development offers you the best in quality design.

Light and airy communal spaces

Making the most of natural light, you can sit back and relax in the generous homeowners' lounge or enjoy the tranquillity of the library on the second floor, which overlooks the landscaped gardens. The communal areas extend to a laundry room where you can wash, dry and iron your clothes and a mobility scooter charging point where you can charge your mobility scooter. Your friends and family are welcome to stay too, as there is a guest suite with ensuite bathroom available at a small extra charge.

Energy efficiency comes as standard

The quality of the design and construction of your new home extends to energy efficiency. Our developments have an energy efficiency rating significantly above the UK average, so there's no need to worry about soaring energy costs.



“ I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone. ”
John Henley, Homeowner - Pitlochry



Features at Westonia Court

Apartment Features

General

- French balconies to selected apartments
- Studies to selected apartments
- Walk-in wardrobe in main bedroom
- Telephone and television point in living room and all bedrooms
- Double glazing
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with integrated fridge freezer and ceramic hob
- Single oven
- Cooker hood
- Stainless steel sink with mono block lever tap
- Under pelmet lighting

Heating and finishes

- Underfloor heating
- Oak veneered doors
- Chrome door furniture

Bathroom

- Fitted and fully tiled shower room with level access shower
- Ensuite bathroom to selected two bedroom apartments
- Mono block lever taps
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor fan

Safety and security

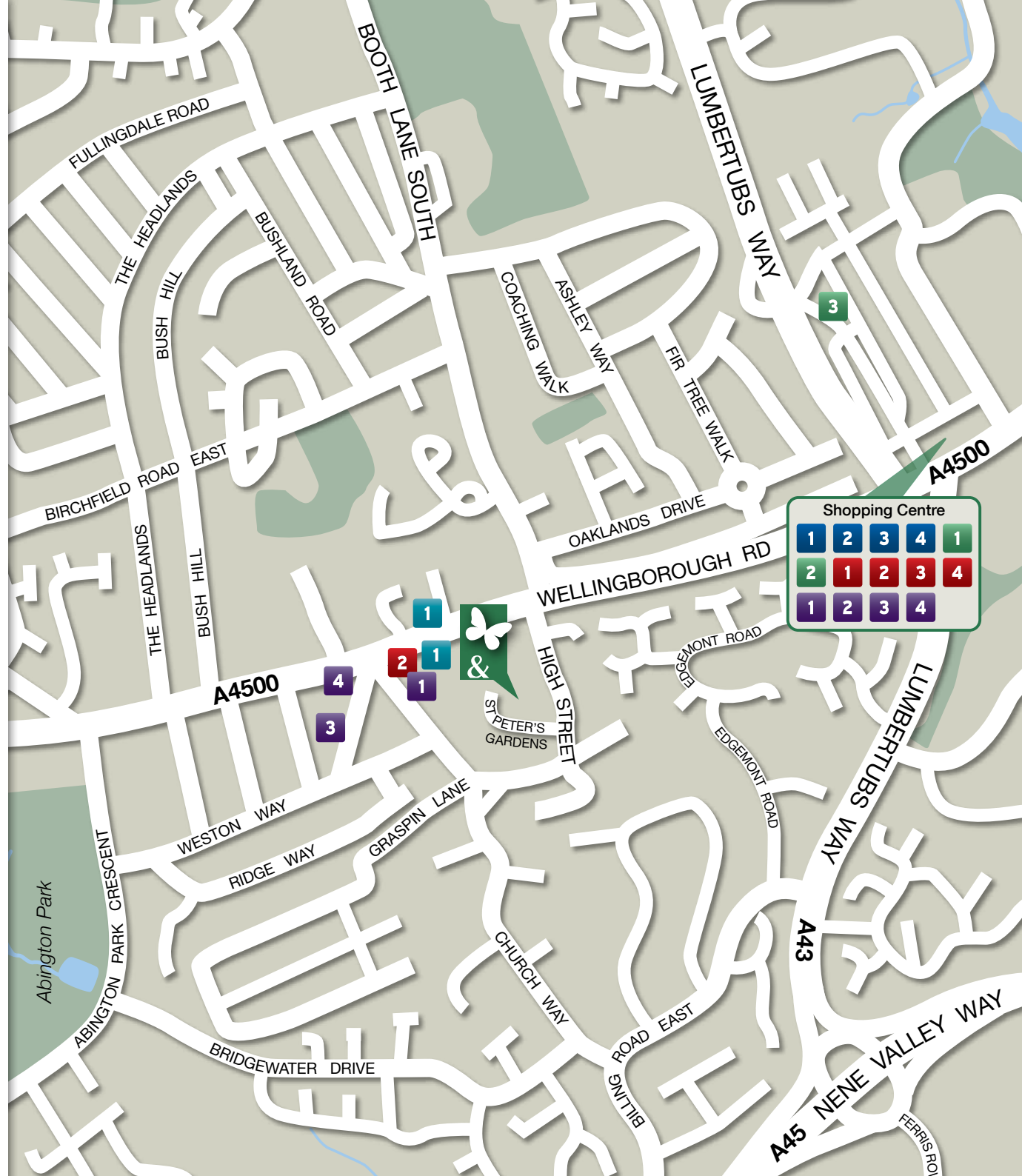
- Camera entry system for use with a standard TV
- 24-hour emergency call system provided by a personal pendant with call point in bathroom
- Intruder alarm
- Mains connected smoke detector
- Fire detection equipment
- Illuminated light switches for bathroom and main bedroom

Development Features

- Homeowners' lounge with television
- Library
- House Manager
- Laundry room
- Mobility scooter charging point
- Car parking available on-site to permit holders (please ask a sales consultant for more details)
- Guest suite
- Lift to all floors
- Landscaped gardens
- 24-hour emergency call system in communal areas
- Security entry system
- Fire detection equipment



Images top to bottom: Weston Favell Shopping Centre, Abington Park, Northampton Guild Hall



Shopping Centre				
1	2	3	4	1
2	1	2	3	4
1	2	3	4	



Westonia
& Court

Services

- 1 Bank
- 2 Post Office
- 3 Hairdresser
- 4 Barbers

Shops

- 1 Supermarket
- 2 Butcher
- 3 Bakery
- 4 Newsagent

Transport

- 1 Bus Stop

Leisure

- 1 Library
- 2 Restaurant
- 3 Café
- 4 Cinema

Medical

- 1 Pharmacy
- 2 Opticians
- 3 Doctor

Life in Weston Favell

Westonia Court, situated on the Wellingborough Road, is in a convenient location opposite a large supermarket with the desirable Weston Favell village, home of Northampton tennis club, located behind the development.

Regular buses into the large and thriving town of Northampton can be caught from directly outside of Westonia Court.

The Wellingborough Road offers excellent local facilities including Weston Favell Shopping Centre, which is less than a mile from Westonia Court and provides over 40 High Street and independent retailers and includes a variety of leisure activities such as cafés, restaurants and a cinema.

Northampton's oldest park, Abington Park is 0.7 miles away and provides plenty of green space boasting lakes, aviaries and a museum.

With such a vast array of amenities close by Westonia Court, could not be better placed for a happy and enjoyable retirement.

Next steps... To register your interest in Westonia Court at Weston Favell, or to find out more, call us on 0800 919 132.

Computer generated image - 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 mis-statement in this leaflet, 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 Consultant before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, Ross House, Binley Business Park, Harry Weston Road, Coventry CV3 2TR. Tel: 02476 441199

Development Overview

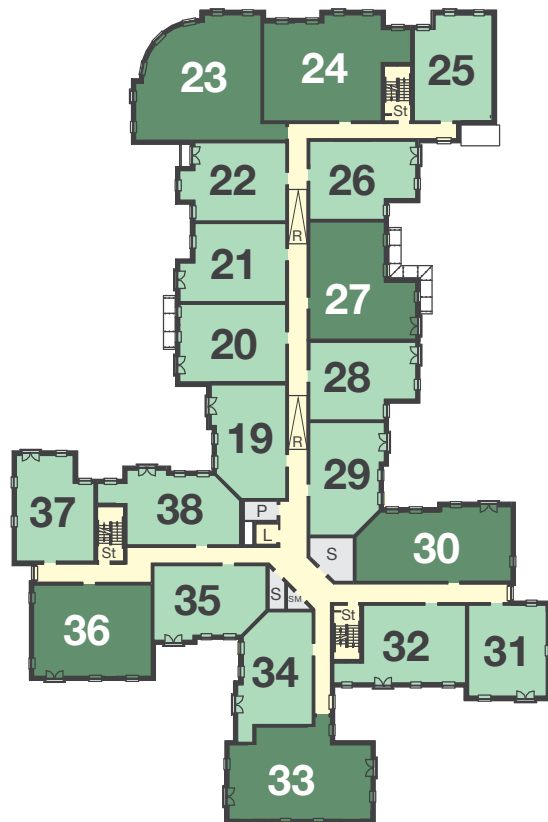


- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

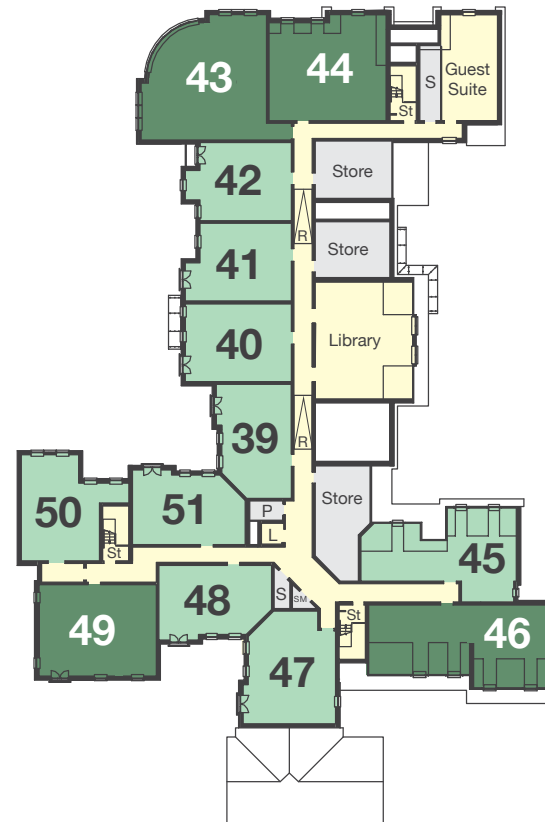
- K - Kitchen
- L - Lift
- MSCP - Mobility Scooter Charging Point
- Of - Office
- P - Plant room
- R - Ramp
- S - Store
- SM - Smoke shaft
- SS - Sub-Station
- St - Stairs
- VG - Vegetable Garden



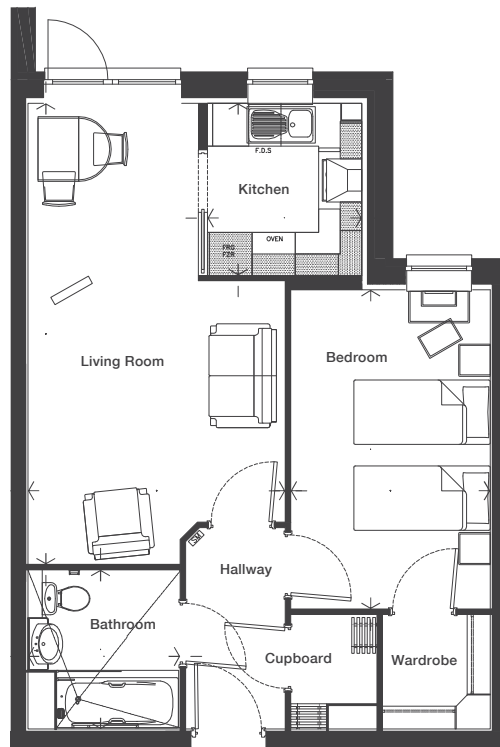
First Floor



Second Floor

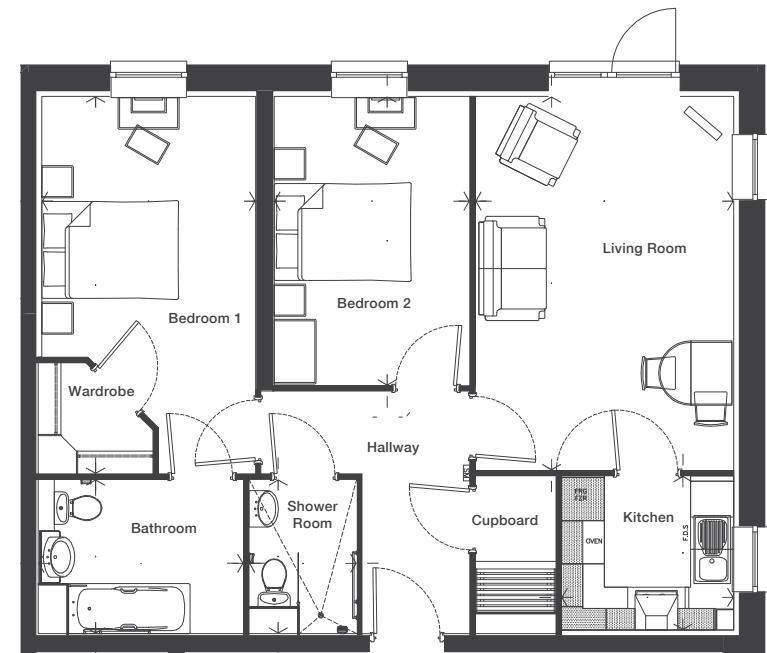


Typical one bedroom apartment



Living Room (Max.)	21'1" x 11'9"	(6340mm x 3580mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom (Max.)	14'7" x 9'1"	(4450mm x 2780mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

Typical two bedroom apartment



Living Room (Max.)	17'1" x 11'10"	(5215mm x 3600mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom 1 (Max.)	17'3" x 9'9"	(5265mm x 2980mm)
Bathroom (Max.)	9'5" x 7'1"	(2865mm x 2150mm)
Bedroom 2 (Max.)	13'3" x 8'11"	(4035mm x 2725mm)
Shower Room (Max.)	7'1" x 4'11"	(2150mm x 1500mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, 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 Consultant before travelling to view.

How to find Westonia Court

Wellingborough Road, Weston Favell, Northampton NN3 3JB
Tel: 0800 919 132

Westonia Court is situated to the east of Northampton, on the A4500, easily accessible from the A45/A43 Nene Valley Way/Lumbertus Way junction. Located on the Wellingborough Road between Weston Favell Village High Street and Church Way. Please see inside for a detailed map, or give us a call if you need further assistance.



McCarthy & Stone

Later Life. Greater Life

March 2013

We're online, why not join us at www.mccarthyandstone.co.uk



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We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

