

Artist Impression



Wendover Court

Retirement apartments in the heart of Monton



 **Retirement
LIVING**
from McCarthy & Stone

Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. Wendover Court is a contemporary development of 42 one and two bedroom Retirement Living apartments designed exclusively for the over 60's, where you can enjoy those little luxuries like walk in wardrobes as well as the clever room design that makes the most of the natural light.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a lounge and the development maintenance, such as gardening and window cleaning, covered in the service charge. It really is life made easier.



*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





Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. Wendover Court is a stunning development of 42 one and two bedroom Retirement Living apartments for the over 60's located on Monton Road.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, with features like double glazing and insulation, giving you some respite from soaring energy costs.

Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge[^], with TV and tea and coffee making facilities, for your friends and family to stay in. Your well behaved pet is welcome to join you in your apartment too. Ask your sales consultant for more details.

The development also features a mobility scooter store and charging room and private car parking on site*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



[^]Typically £25 per night. *Subject to availability.





Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service[†] when you move to help you put up some shelves or hang curtains.

[†]Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.

Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down 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 homeowners' lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.



"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."

Barbara Smith, Homeowner - Hyde







Walk in wardrobe



Lever taps



Apartment features at Wendover Court

General

- Double glazing
- Balcony to selected apartments
- Juliet balcony to selected apartments
- Walk in wardrobe to selected apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room
- Washer/Dryer in hall cupboard

Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

Shower room

- Fitted and tiled with low access shower
- Ensuite shower room in selected apartments
- Fitted mirror

- Electric shaver socket

- Heated towel rail
- Extractor ventilation

Heating and finishes

- Dimplex storage and panel heaters with individual controls
- Walls painted in neutral colour emulsion
- White oak veneered doors
- Chrome door furniture

Safety and security

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



Development features

- Homeowners' lounge for socialising
- House Manager
- Guest suite[^]
- Lift to all floors
- Landscaped garden with seating area
- Mobility scooter store and charging point[#]
- Car parking available on site to resident permit holders^{^#}
(Please ask the Sales Consultant for more details).
- Private gated access to car park



Guest suite



[^]Extra charge applies [#]Subject to availability

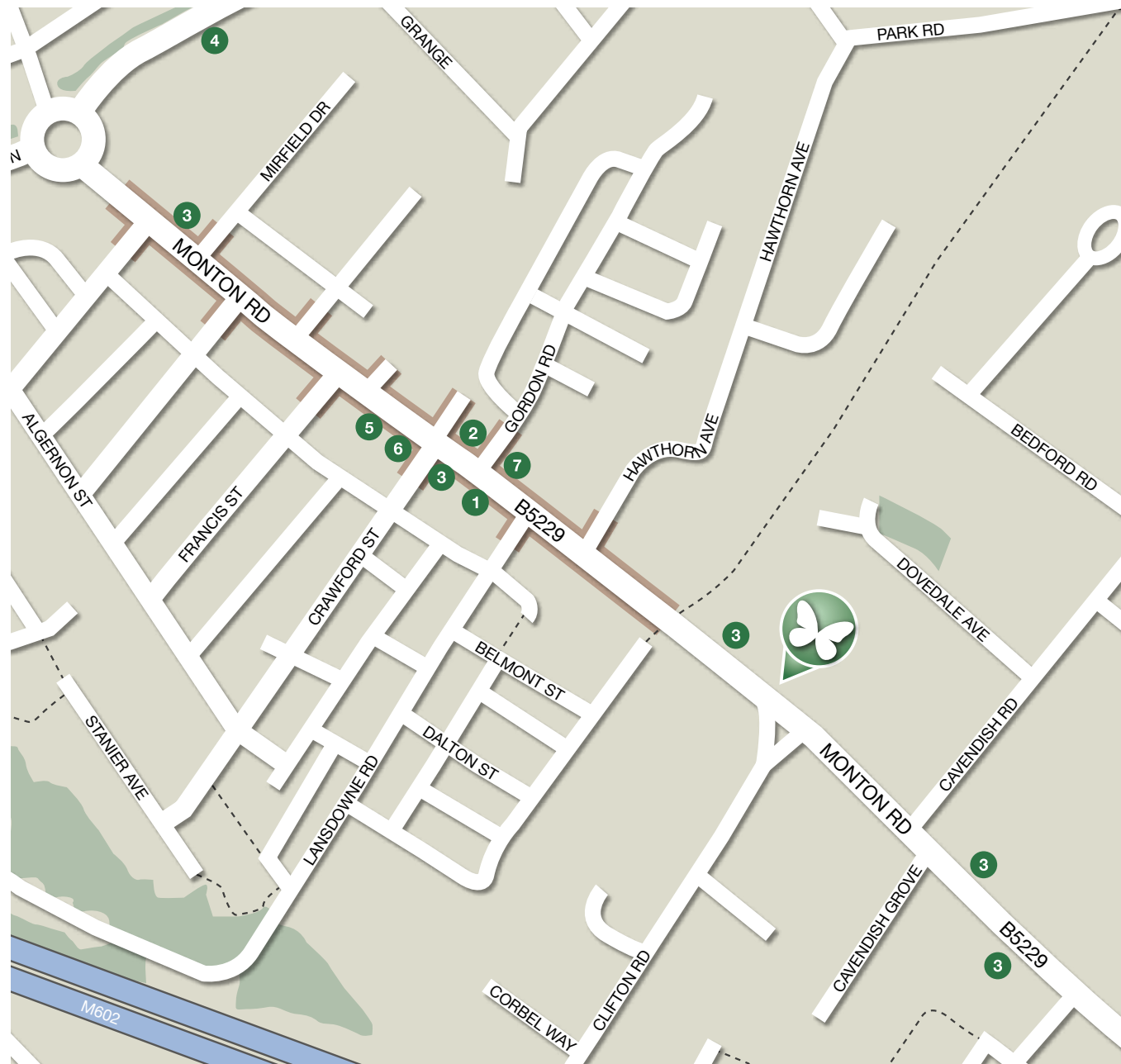


Wendover Court

- 1 Bakers
- 2 Bank
- 3 Bus stop
- 4 Doctors
- 5 Newsagent/Post Office
- 6 Pharmacy
- 7 Supermarket

Key

-  Shopping
-  Amenity





Worsley Canal

Life in Monton

Monton is situated North West of Manchester 4 miles from the City Centre. There is plenty of open space to enjoy in and around Monton; with many parts of the village protected as conservation areas. The surrounding areas also boast access to 3 golf courses including the Championship Course at the Marriott Hotel and Spa in Worsley.

Located on the leafy Monton Road, Wendover Court is ideally located for local shops which include a Tesco Express, florists, bank, pharmacist and Newsagent with Post Office.

The centre of Manchester can be accessed by road, rail and bus and has a wealth of shops and restaurants as well as many leisure time activities including a variety of museums, a library and several theatres.

The Trafford Centre which lies just under 3 miles from Wendover Court boasts an extensive shopping experience with over 250 stores and services. The range of outlets includes brand names such as Selfridges, John Lewis and Marks & Spencer as well as independent boutiques, restaurants and leisure facilities.

The picturesque village of Monton is conveniently located for the major roads of the M60 and the M602; with a comprehensive bus network serving the area providing links to Manchester and surrounding suburbs. The Metrolink rail network can be found along Vicarage Grove in Eccles and also on Green Lane in Patricroft.



Worsley Wood



High Street



Worsley Canal

Next steps...

To register your interest or to find out the latest on Wendover Court call us on 0161 707 2595.

Development Overview

Site & Ground Floor



Monton Road

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

- Ent - Entrance
- K - Kitchen
- L - Lift
- MS - Mobility Scooter Store
- Of - Office
- R - Refuse
- S - Store
- SL - Smoke Lobby
- SS - Sub-Station
- St - Stairs
- U - Utility room

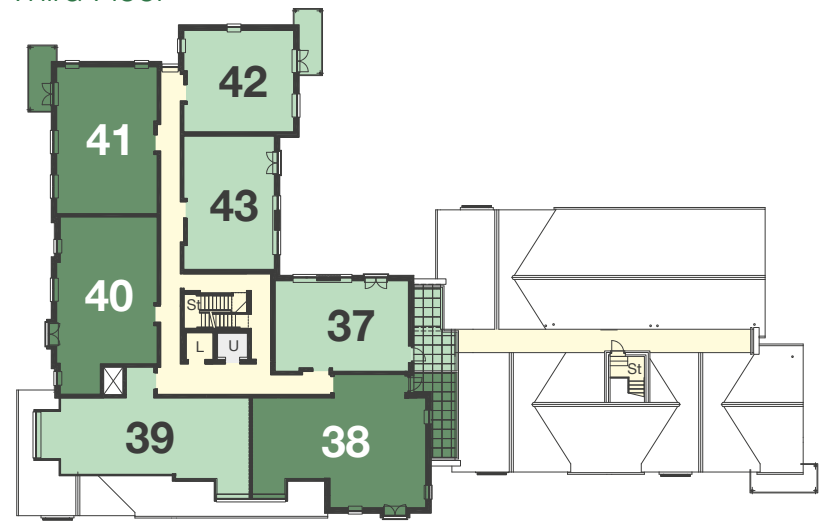
First Floor



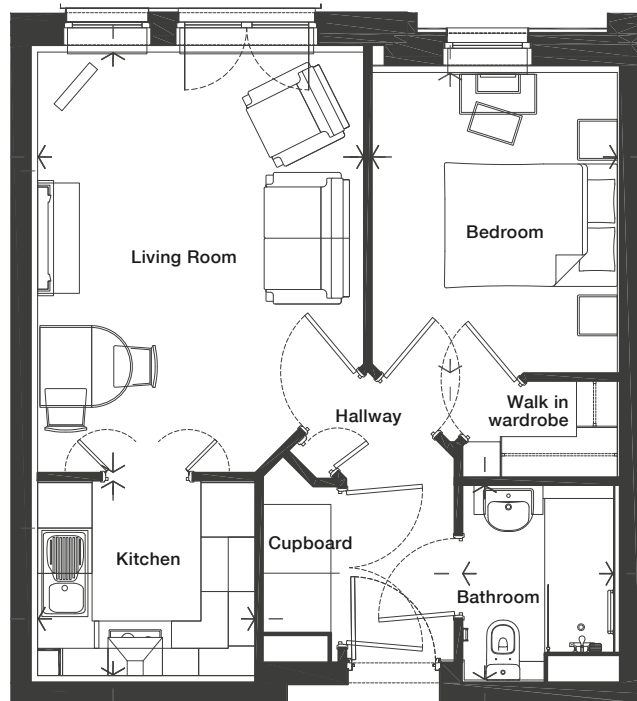
Second Floor



Third Floor

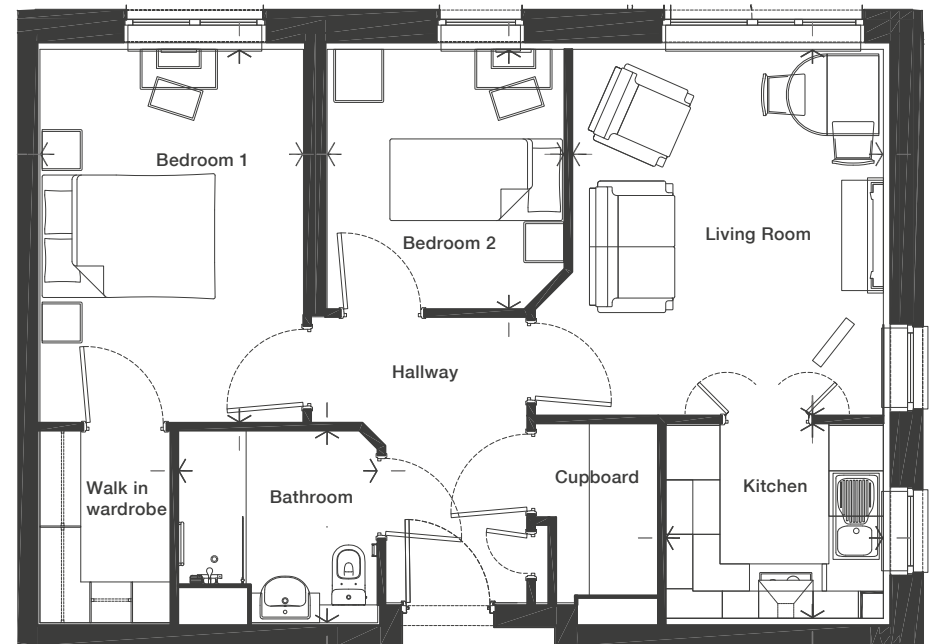


Typical one bedroom apartment



Living Room (Max.)	15'3" x 11'10"	(4637mm x 3599mm)
Kitchen (Max.)	7'1" x 7'10"	(2150mm x 2400mm)
Bedroom (Max.)	10'10" x 8'11"	(3315mm x 2708mm)
Shower Room (Max.)	5'6" x 7'1"	(1669mm x 2150mm)

Typical two bedroom apartment



Living Room (Max.)	13'3" x 11'3"	(4037mm x 3431mm)
Kitchen (Max.)	7'1" x 7'10"	(2150mm x 2400mm)
Bedroom 1 (Max.)	13'6" x 9'6"	(4117mm x 2904mm)
Bedroom 2 (Max.)	9'5" x 8'7"	(2865mm x 2617mm)
Bathroom (Max.)	7'9" x 6'11"	(2372mm x 2120mm)

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 Wendover Court

Wendover Court, 116-118 Monton Road, Monton, Eccles M30 9HG

Tel: 0161 707 2595

Anti clockwise from M60

Come off at Junction 13 at the roundabout take the 2nd exit onto the B5211 continue along this road as it turns into Worsley Road.

At the traffic lights (with the motorway fly over) turn left onto the B5299 Parrin Lane, continue along this road, then at the first roundabout go straight ahead onto B5299 and then at the next roundabout take the 3rd exit continuing along B5299 onto Monton Road, drive past the parade of shops and Wendover Court is located left hand side.

Clockwise from M60

Come off at Junction 13 onto the slip road and at the roundabout take the 3rd exit onto the A572 then at the next roundabout take the 2nd exit onto the B5211 continue along this road as it turns into Worsley Road.

At the traffic lights (with the motorway fly over) turn left onto the B5299 Parrin Lane, continue along this road, then at the first roundabout go straight ahead onto B5299 and then at the next roundabout take the 3rd exit continuing along B5299 onto Monton Road, drive past the parade of shops and Wendover Court is located left hand side.



To find out more, call us on **0800 919 132**
or visit www.mccarthyandstone.co.uk

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, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AL 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.

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 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, Unit 3 Edward Court, Altrincham Business Park, Altrincham, Cheshire WA14 5GL • Tel: 0161 941 6255

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