



Chinnerys Court

Retirement apartments in the heart of Braintree



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. At Chinnerys Court you can enjoy those little 'luxuries' like having underfloor heating and a walk-in wardrobe, 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 Homeowners' 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. Chinnerys Court's traditional design incorporates pitched roofs and timber cladding, subtly reflecting its surrounding location.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, with underfloor heating keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you respite from soaring energy costs.



Sometimes it's the little extras that make all the difference – like en-suite guest accommodation for your friends and family to stay in (available at a modest charge[^]) with a TV and tea and coffee making facilities. Well-behaved pets are also welcome. Please ask your sales consultant for more details.

The development also features a mobility scooter store and charging room, as well as private car parking on site*. The Homeowners' Lounge is great for impromptu get-togethers and celebrations with your family and friends.



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



¹Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.



Make it your own

It's easy to put your own stamp on your new apartment. Whether you are bringing your favourite furniture with you, or taking the opportunity to buy some new furnishings, we are here to help you with every step of your move. We even offer a handyman service[†] when you first move in, to help put up your shelves or hang your curtains.

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 laundry room, 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





Peace of mind is provided by your House Manager



Walk-in wardrobe



Lever taps



Apartment features at Chinnerys Court

General

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

Kitchen

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

Shower room

- Fitted and tiled with level access shower
- En-suite shower room in selected apartments
- Fitted mirror
- Electric shaver socket

- Heated towel rail
- Extractor ventilation

Heating and finishes

- Underfloor heating
- Walls painted in neutral colour emulsion
- 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
- Mains connected smoke detector
- Fire detection equipment



Development features

- Homeowners' Lounge with wi-fi connection
- House Manager
- Guest suite
- Laundry room
- Lift to all floors
- Landscaped gardens
- Underfloor heating to communal areas
- Mobility scooter store
- Car parking available on site to resident permit holders
(Please ask the Sales Consultant for more details)



Guest suite

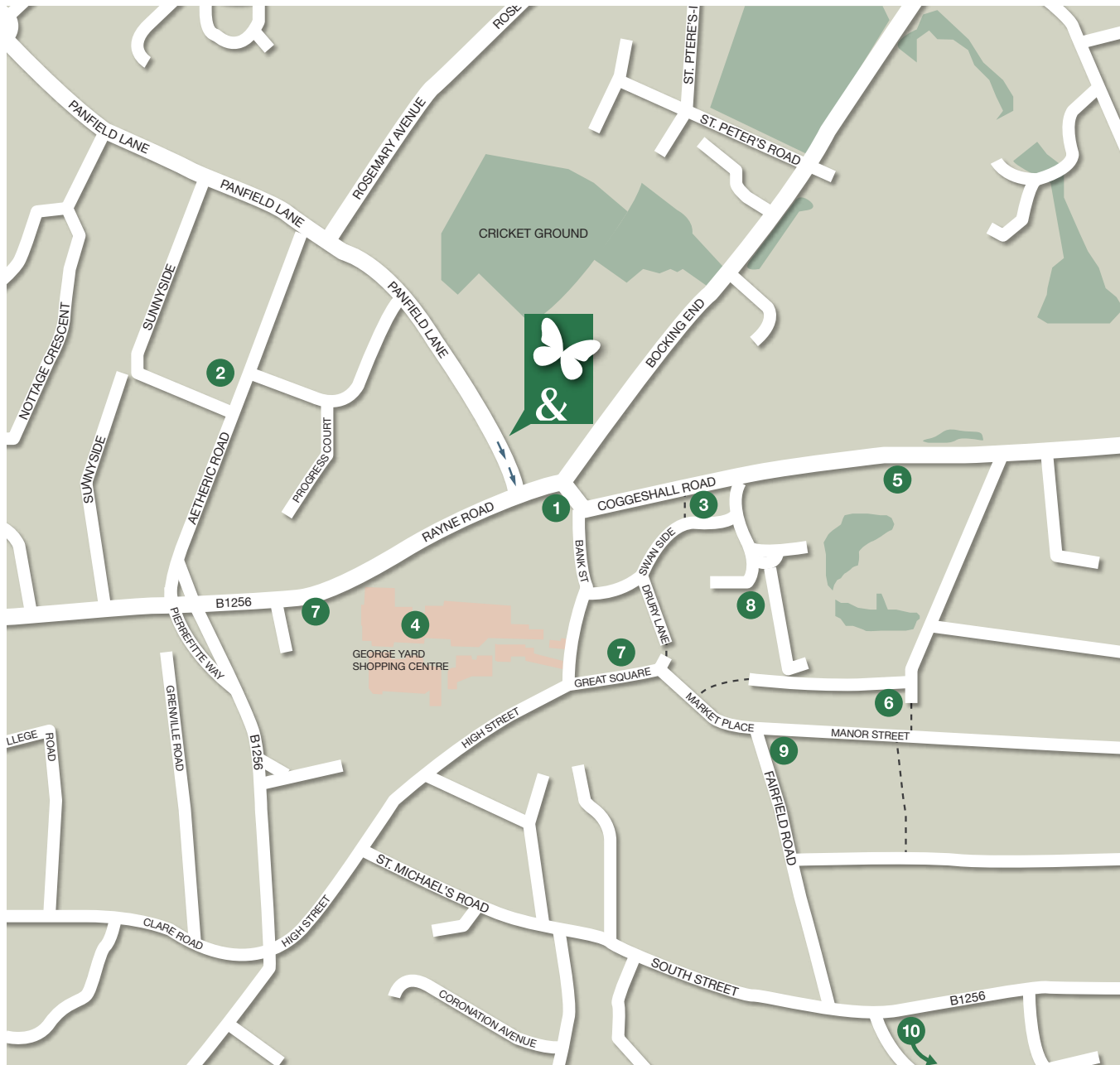


Chinnerys & Court

- 1 Bank
- 2 Bus Stop
- 3 Doctors
- 4 George Yard Shopping Centre
- 5 Hairdresser
- 6 Museum
- 7 Optician
- 8 Supermarket
- 9 Town Hall
- 10 Train Station

Key

-  One Way Street
-  Amenity





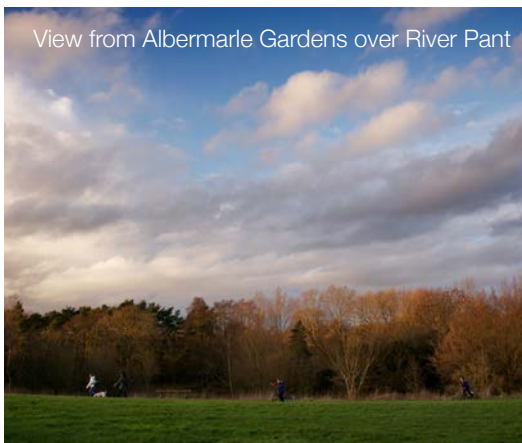
St Michael's Church

Life in Braintree

Located just 10 miles from Chelmsford and 15 miles west of Colchester on the River Blackwater, Braintree is nestled within the rolling countryside of Essex.

There are a wealth of things to do in this historic market town. Take a leisurely stroll through the delightful countryside, experience the scenic cycle paths or simply relax in one of the many pubs or restaurants the town has to offer. The market is held twice a week on Wednesdays and Saturdays and widely supported by the local community.

Chinnerys Court is situated just minutes away from local amenities and public transport links. For those looking for a convenient shopping opportunity away from the busy cities, Freeport Braintree is the nearest shopping outlet complex with over 90 outlets to choose from.



View from Albermarle Gardens over River Pant



Braintree Council Crest



Braintree Town Hall

Next steps...

To register your interest or to find out the latest on Chinnerys Court call us on 0800 919 132.

How to find Chinnerys Court

Chinnerys Court, Panfield Lane, Braintree, Essex CM7 2AU

Tel: 0800 919 132

From M11

Take the exit at junction 8, continuing onto the A120 (Stansted Airport/Colchester/B. Stortford)

At the roundabout, take the exit onto Thremhall Ave/A120

At the roundabout, take the exit onto the A120 ramp to Colchester, merging onto A120

Take the ramp to A131/Chelmsford/Braintree town centre

At the roundabout, take the exit onto Pod's Brook Road/B1256

At the roundabout, take the exit onto Rayne Road/B1256

Turn left onto Aetheric Road

At the roundabout, take the exit onto Panfield Lane and arrive at Chinnerys Court

M25

Take the exit 27, towards M11 (Stansted Airport/Cambridge/Harlow)

Take the A120 exit toward Stansted Airport/Colchester

Slight right onto M11 and continue onto A120

Take the ramp to A131/Chelmsford/Braintree town centre

At the roundabout, take the exit onto Pod's Brook Road/B1256

At the roundabout, take the exit onto Rayne Road/B1256

Turn left onto Aetheric Road

At the roundabout, take the exit onto Panfield Lane and arrive at Chinnerys Court



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, 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.

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, 2 Genesis Business Park, Albert Drive, Woking, Surrey GU21 5RW • Tel: 01483 908600

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