

Beaufort Lodge

Grove Road | Woking | Surrey



Churchill
Retirement Living 

Artist's Impression – may be subject to change.

Enjoy Independence and Peace of Mind in Your Retirement

A very warm welcome

We are committed to providing...

The 1st choice for Independent, Safe and Secure retirement living

Churchill Retirement Living specialises exclusively in the development of purpose built apartments for those looking for an Independent yet Safe and Secure lifestyle in their retirement.

We hope that you will be able to visit us at Beaufort Lodge soon and see for yourself how good retirement living is with Churchill.



An Independent lifestyle

We provide you with an Independent lifestyle and all the time you need to enjoy your freedom to the full in your retirement years with peace of mind, comfort and Independence.

Each apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company you'll find the Owners' Lounge and Library area a popular and relaxed meeting place.

To ensure you have the time to enjoy your new lifestyle all maintenance and upkeep of the development is taken care of for you. All those irritating, time consuming maintenance jobs are now someone else's problem. You no longer have to worry about chores like the window cleaning and gardening, just relax and enjoy.

The Safety and Security features in your apartment along with all the maintenance running costs and

upkeep of the communal areas, including the lift, are covered in a service charge, so you can budget with confidence.

Beaufort Lodge also features a Wellbeing Suite, providing hairdressing, beauty and treatment facilities conveniently within the development.

Your free time is yours to enjoy and spend as you wish.



“The location of the development is ideal. It is just a short walk to the town centre, meaning that everything I need on a daily basis is on my doorstep. There are bus stops just outside of the development and even the train station is nearby, so if I want to travel further afield I can. It really is wonderful!”

**Mrs Pratt
Mulberry Lodge, Emsworth**

Call our sales team today on **01483 769812**
or visit us online at **churchillretirement.co.uk**

An ideal location, close to all you need...

Located in the town of Woking, Beaufort Lodge is a delightful development of 46 one and two bedroom retirement apartments, ideally situated on the edge of the town centre.

Whether you like convenient shopping, great entertainment or fun days out, Woking has something to offer everybody. Wosley Place and the Peacock Shopping Centres offers a whole range of shopping facilities from your high street names to specialist shops if you are looking for something a bit more special. And when you want to take a break from shopping there are a variety of coffee shops and restaurants for you to relax in.

The Lightbox, Woking's museum and gallery, is just a short walk from Woking Town Square, situated next to the Basingstoke Canal. Two spacious galleries host a huge range of exhibitions which change monthly.

The town offers excellent transport links with regular direct train services to and from London Waterloo, a journey which takes approximately half an hour. Woking station also provides direct rail links to locations across the south and southwest of the country, including Exeter, Cardiff, Salisbury and Bournemouth.

And with the Ambassadors theatre and cinema, which hosts some of the best West End shows as well as a variety of other entertainment, there is always plenty to see and do to enjoy your retirement to the full, living in Woking.



Local amenities within easy reach of Beaufort Lodge

Leisure amenities

- Church
- Restaurant
- Library
- Bus Stop
- Ambassador Theatre

- Railway Station
- The Lightbox
- Cinema
- Café

Shopping amenities

- Peacocks Shopping Centre
Including Coffee Shops, Department Stores, Hairdresser & Restaurant
- Wosley Place Shopping Centre
Including Coffee Shops, Newsagents, Pharmacy, Post Office, Bank & Supermarket

- Bank
- Supermarket
- Butchers
- Newsagents
- Hairdresser
- Post Office

Medical amenities

- Medical Centre
- Dentist
- Pharmacy

Woking: has something to offer everyone



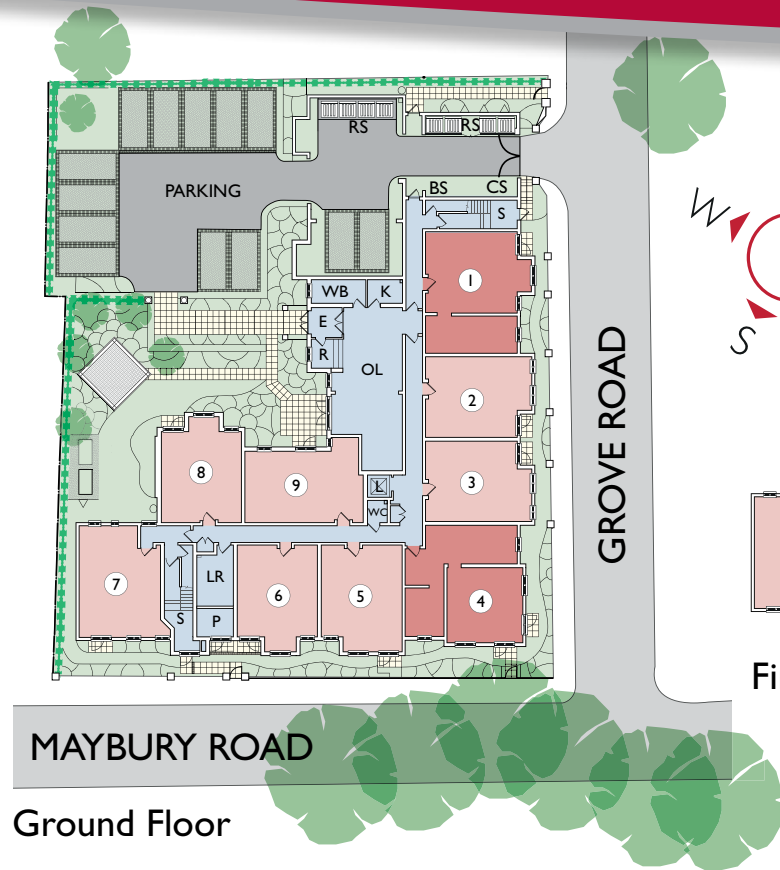
Images show the local area.



© Woking Borough Council

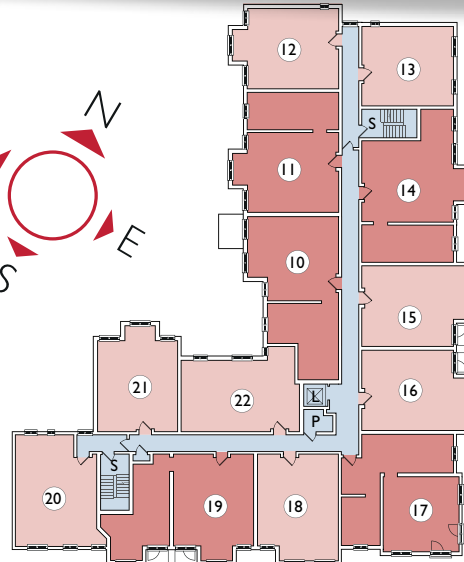


Site layout

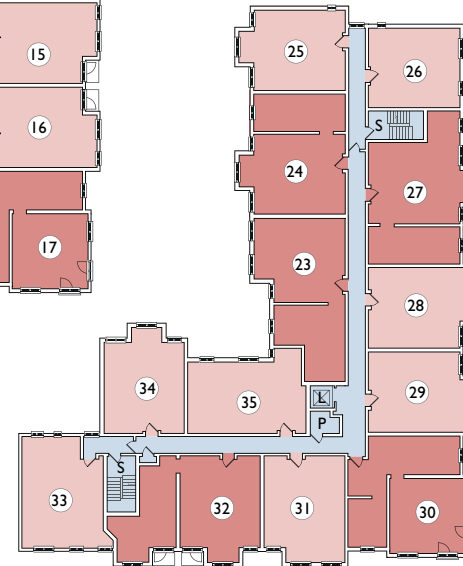


MAYBURY ROAD

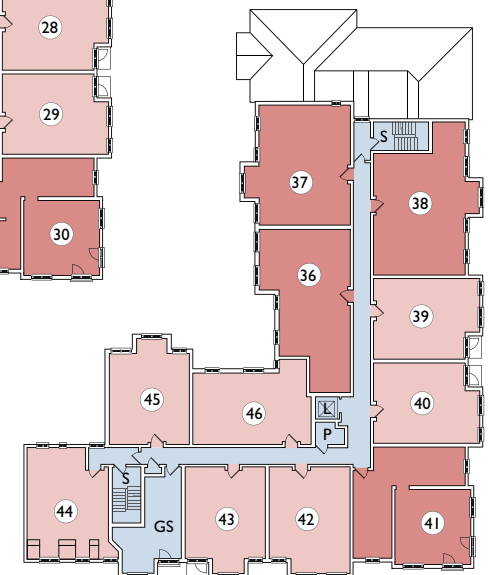
Ground Floor



First Floor



Second Floor

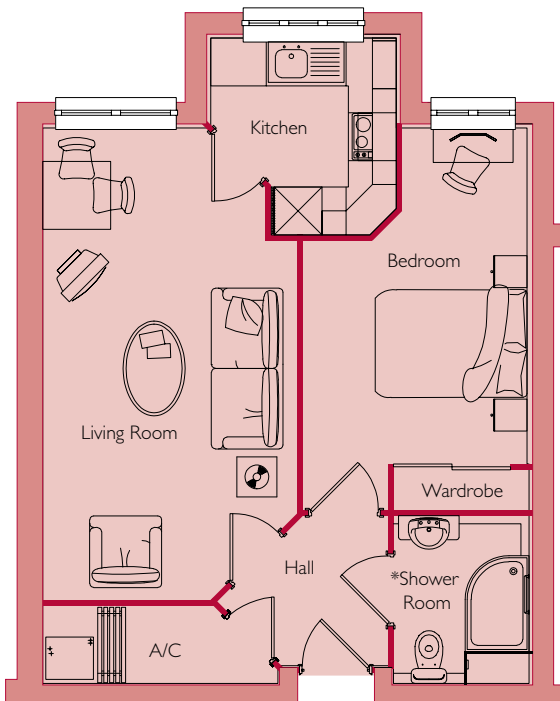


Third Floor

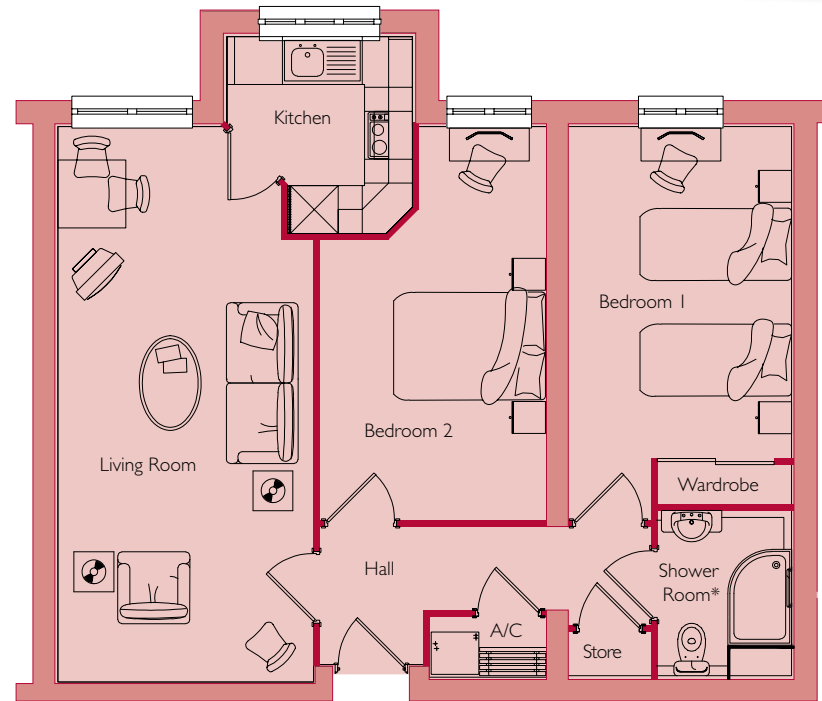
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|----|-----------------|----|--------------|
| E | Entrance | WC | Communal WC |
| R | Reception Area | RS | Refuse Store |
| WB | Wellbeing Suite | BS | Buggy Store |
| OL | Owners' Lounge | CS | Cycle Store |
| K | Kitchen | P | Plant |
| S | Stairs | GS | Guest Suite |
| L | Lift | LR | Laundry Room |

- | | | | | | |
|--|----------------|--|---------------------|--|---------------------|
| | Communal Areas | | 1 Bedroom Apartment | | 2 Bedroom Apartment |
|--|----------------|--|---------------------|--|---------------------|

Typical apartment layouts



One bedroom layout



Two bedroom layout

One bedroom layout

Living Room

10'6" x 19'5" 3190mm x 5910mm

Kitchen

7'8" x 8'1" 2325mm x 2465mm

Shower Room*

5'7" x 6'11" 1695mm x 2100mm

Bedroom

9'2" x 13'10" 2800mm x 4210mm

Two bedroom layout

Living Room

10'6" x 22'10" 3200mm x 6960mm

Kitchen

7'8" x 8'1" 2325mm x 2465mm

Shower Room*

5'7" x 6'11" 1695mm x 2100mm

Bedroom 1

9'3" x 16'2" 2825mm x 4935mm

Bedroom 2

9'4" x 16'2" 2845mm x 4935mm

*Selected apartments have a bath with shower over.
All dimensions are maximum room size.



Designed with you in mind

From talking to our Customers we know where we build is equally as important as what we build.

We ensure our developments are well located to the local shops or town centre and essential amenities including local transport. Each development is individually designed to blend comfortably with neighbouring properties. A great deal of importance is placed on the communal gardens, providing a welcome retreat for you, your family and friends.

Our developments benefit from a Guest Suite for the comfort and convenience of your family and friends to stay over whilst visiting, a Laundry Room with all appliances at a raised height for easy access and a lift to all floors so even shopping isn't a chore.

A beautifully furnished Owners' Lounge and Library area is another popular feature of the development and provides the perfect venue for entertaining, participating in activities organised by your Lodge Manager or just relaxing with a book.

The Wellbeing Suite providing health & beauty treatments on your doorstep is another key benefit provided.

Whether you want privacy or companionship, the choice is yours at a Churchill Retirement Living development.



“We are so happy here. Our apartment is a lot easier to maintain than our previous home and of course you have the company of the other Owners. There are regular activities that take place in the Owners' Lounge giving us the opportunity to all get together.”

**Mr and Mrs Eastaugh
Chartwell Lodge, Tunbridge Wells**

Safety and Security in our developments is our priority. We want to provide you with the peace of mind to relax and enjoy your new lifestyle.

A 24 hour emergency Careline system is provided via a discreet personal pendant alarm and bathroom call point. In an emergency this system provides direct contact to either your Lodge Manager, when on duty, or a member of the Careline team 24-hours a day, 365 days a year.

A camera entry system is installed and can be operated via a standard TV set from your apartment. This allows you to view a visitor before letting them in at the main entrance door simply by changing channels on your TV set.

An intruder alarm is fitted to the front door of every apartment and, on the ground floor, sensors are fitted throughout the apartments.

Sophisticated fire and smoke detection systems are fitted in all apartments and throughout the communal areas in the development.

Both the intruder and fire alarm systems are connected to the Careline system.

And finally, but most importantly, there is the Lodge Manager, who is responsible for the effective and smooth running of the development. We hope you will come to see him or her as a neighbour you may call upon. You'll find them a great help from answering day to day queries to keeping an eye on your apartment if you go away, providing you with peace of mind for a Safe and Secure retirement in your new apartment.



“I am so happy living here, I have made lots of new friends and never feel lonely. The Security is excellent and I feel so much less vulnerable than when I was living on my own. Our Lodge Manager is lovely and it's very reassuring to know that she is here to help and keep an eye on the development.”

**Mrs Cox
Churchill Lodge, Lilliput**

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Features & Specification

Our developments have been carefully designed to make life easier for those in their retirement years.

There's a winning combination of design and safety in both the kitchen and bathroom. Tiled and colour co-ordinated, it is specifically designed to give you convenience and peace of mind.

Kitchens are modern and pleasing to the eye with colour co-ordinated worktops with built in fridge and freezer. The oven is located at just the right height to save you bending down and there's a separate ceramic hob and hood. The majority of apartments have a shower room, however a select few have a bath with shower over, all tastefully designed with our Customers' needs in mind.

All apartments are inspected by our Customer Services Department to ensure they are handed over to the standard of finish and quality expected by our discerning Customers. Even the smallest detail is considered and typically our developments have the following comprehensive specification.

Keeping in Touch

At Churchill Retirement Living we understand how overwhelming using a computer can be but we are also aware that in today's times the Internet for many is a necessity. That is why at Beaufort Lodge we have installed 'Alex'. 'Alex' has been created to combat the fear and confusion which can be experienced by those who do not use computers or explore the internet. 'Alex' comes complete with a suite of simple, practical programs such as web browsing, emails, photographs and online communication with family and friends.

The user receives full Customer and technical support by email and telephone and is a subscription based computing service. For more information, ask the Sales Consultant.

Safety and Security

- Camera entry system for use with a standard TV
- 24-hour Careline support system provided via a personal pendant alarm
- Intruder alarm
- Mains connected smoke detector

Kitchen

- Brushed stainless steel waist height oven
- Extractor hood
- Ceramic hob
- Fitted kitchen with integral fridge and freezer
- Stainless steel sink with mixer taps



Bathroom/Shower Room

- Fitted mirror
- Mixer taps
- Electric shaver socket
- Heated towel rail
- Either shower room or separate bath with shower over
- Extractor fan

Heating and Finishes

- Energy efficient and economical heating
- Building fabric insulation to NHBC standards
- Walls painted in gardenia emulsion
- Ceramic wall tiling to kitchen and bathroom

General

- Age exclusive development
- Lift to all floors
- Landscaped gardens
- Car park
- Power Assisted Doors to the main entrance of the development
- Lodge Manager
- Fully furnished Owners' Lounge with Library area
- Fully furnished Guest Suite
- Wellbeing Suite
- Communal Laundry Room fitted with Zanussi appliances
- Refuse Room
- Double glazing throughout
- Telephone and television points in living room and main bedroom
- Fitted mirrored wardrobes to main bedroom
- Illuminated light switches
- Home internet shopping service*
- Constructed to NHBC standards with 10 year home warranty

*Online shopping for groceries is available through your Lodge Manager at selected developments

Quality... as standard



Service charge explained

Have you thought about how much your current home costs you?

We recommend that you complete the table on the right, so that you can really see for yourself the financial benefits of moving to a Churchill Retirement Living apartment managed by Millstream Management Services.

Your Sales Consultant would welcome the opportunity to complete this form with you. It should be completed using the Management Services and Costs Leaflet that reflects the costs associated to the specific development you are interested in.

Potential Savings Calculator

Service	Millstream Charge	Your Current Property
Buildings Insurance	INCLUDED	£
External Maintenance	INCLUDED	£
Maintenance of Garden	INCLUDED	£
Laundry Facilities & Maintenance	INCLUDED	£
Water & Sewerage	INCLUDED	£
Window Cleaning	INCLUDED	£
Electricity*	INCLUDED	£
Gas**	N/A	£
Safety & Security	INCLUDED	£
Other		£
Total per week/year		

“The facilities at Hamlet Lodge allow me to be stress free. I can now enjoy the lovely gardens without the worry and upkeep. I meet my neighbours and now companions in the comfortable Owners’ Lounge and share conversations over coffee, and washing in our Laundry Room means that if anything goes wrong I have no need to worry.”

Mrs Butler
Hamlet Lodge, Gloucester



*The electricity used for the communal areas is included in the service charge budget, however electricity used in an Owner’s apartment is metered separately and is the responsibility of the Owner.

**No gas in a Churchill Retirement Living apartment.

Millstream Management

We are proud to appoint Millstream Management Services Ltd to oversee the smooth and efficient running of our developments, ensuring the building, communal areas and landscaped gardens are maintained to a high standard for many years to come.

Our joint commitment is to make life easier for you, so you can relax and enjoy your retirement. Millstream provides a professional and personal service to all Owners, allowing you and your family to relax in the knowledge that your development is being maintained to the standard you expect by a reputable company within the industry. Both Millstream and Churchill recognise that the managing agent is there to deliver a service to you as an Owner and not vice versa and Millstream deliver this through ensuring its staff are available to talk and more importantly listen to what you as Owners have to say

about the way your development is run. When living in a Churchill Retirement Living development you no longer have to worry about normal household upkeep and maintenance. Your Lodge Manager, who we hope you will come to see as a friend or neighbour, will organise things such as window cleaning, building maintenance and gardening. Millstream will also take care of buildings insurance, water rates and the heating and lighting of the communal areas, whilst you'll be relaxing in the garden rather than tending to it. Cleaning of the communal areas is also taken care of, including the Guest Suite, so when you have friends or family to stay it's ready for them.

You will also have the benefit of being able to financially plan ahead with confidence. As with most managed developments there is one service charge* that takes care of all the running and maintenance costs of the building including the emergency Careline system. We suggest that you take some time to complete the Potential Savings Calculator on the opposite page to get a clearer picture of the many benefits of choosing a Churchill Retirement Living development. Our Sales Consultant will take you through further details or answer any queries you have when you visit.



*A specific breakdown of the service charge on an apartment at your chosen development is available on a separate information sheet.

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Notes

Please use this area to prepare any questions you may have prior to your visit.



A large, rounded rectangular area with a white background and a thin red border. It contains 15 horizontal red lines, providing space for writing notes or questions.

A new lifestyle awaits

The specification covering fittings in apartments and communal areas may vary. Please ensure you check full details of these items at the development you are interested in.

Purchasers are advised that all furniture, fixtures and fittings used in this brochure are for visual representation only and do not depict the actual finish of any individual apartment or development. The dimensions given on plans are for general guidance only and should not be used for estimating carpet sizes. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of the actual apartment and development.

Gardens on the artist impressions may indicate several years' growth. Developments may be subject to variation in appearance.

This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any mis-statement contained herein. The Company also reserves the right to alter specification without notice. Age restrictions apply on all our retirement developments.

Pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments.



BUSINESS CARD



The Most Outstanding Retirement Housing Operator in the UK
2009, 2010 & 2011



Voted 28th in The Sunday Times
Best Small Companies
to Work for 2011

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