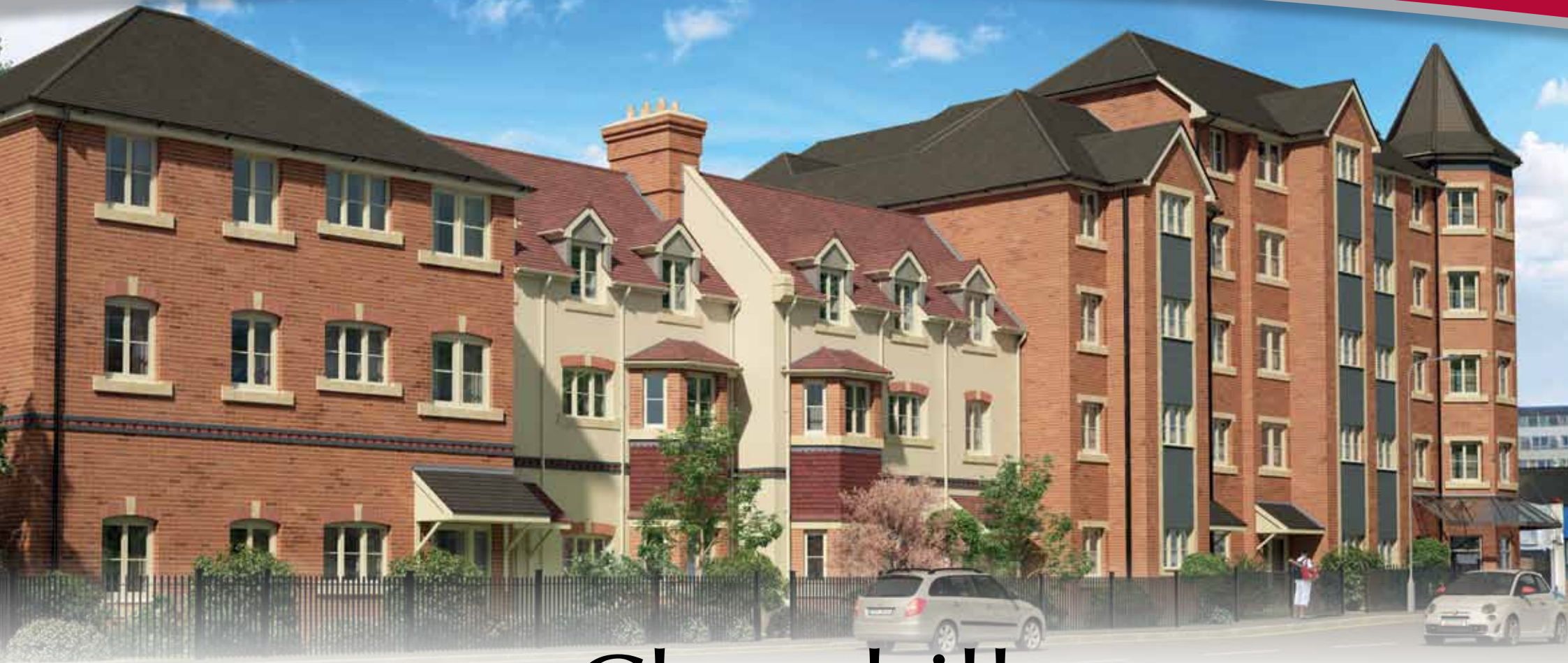


# Brindley Lodge

Hope Road | Sale | Manchester



**Churchill**  
Retirement Living 

Computer Generated Imagery – 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 Brindley 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 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.

Brindley 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**

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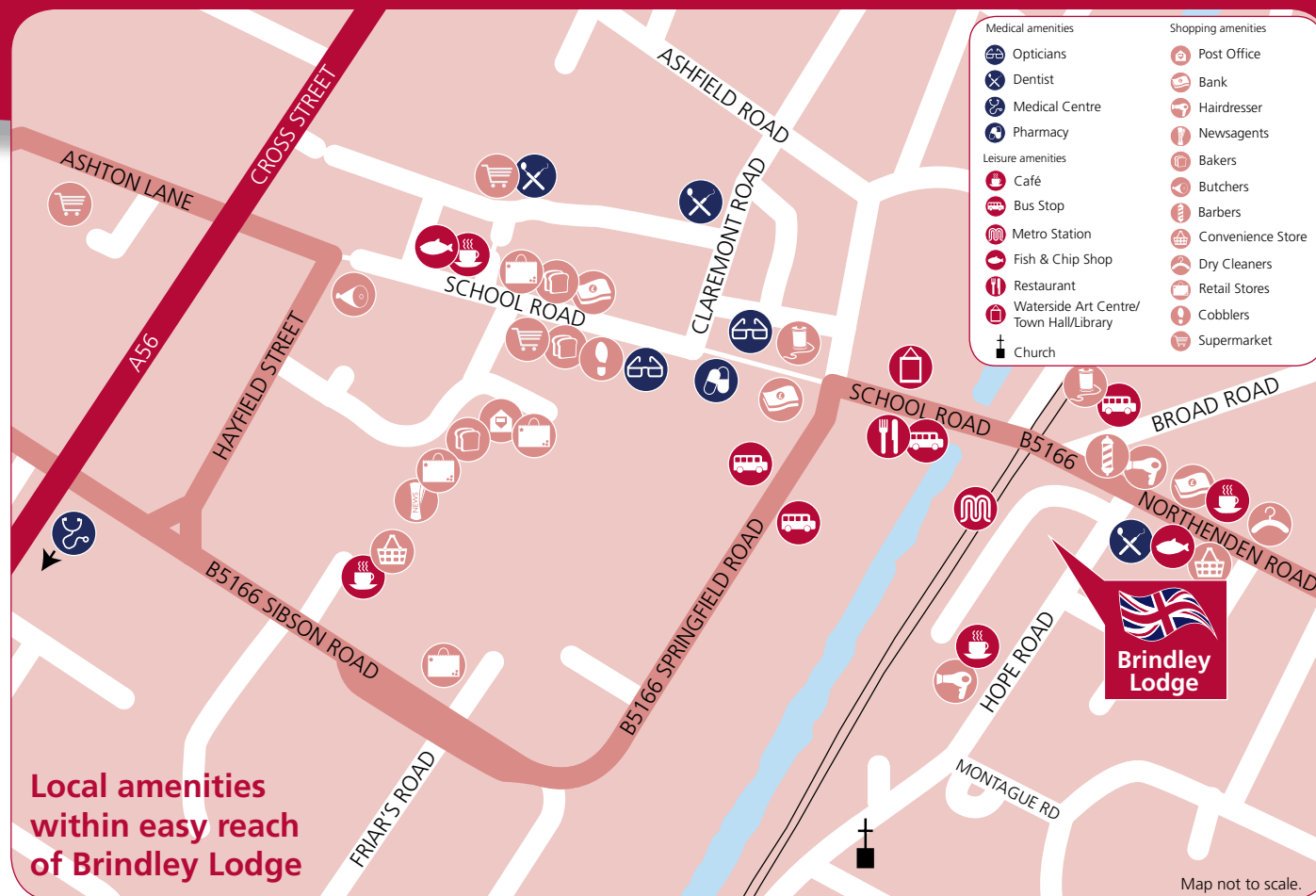
# An ideal location, close to all you need...

**Brindley Lodge is a development of 50 one and two bedroom apartments situated in the bustling town of Sale, just over five miles South West of the cosmopolitan City of Manchester.**

Inspiration for the name came from Sale's unique waterside setting as it sees the Bridgewater Canal, designed by English consulting engineer James Brindley, running through the very heart of Sale and is home to the Sale Cruising Club which offers a pleasant and relaxed environment to watch the boats go by.

In this delightful town there is something for everyone, from the overall relaxed and friendly atmosphere and good selection of shops and facilities, to a whole range of food and drink outlets to choose from, all with convenient access. The compact and flat layout of Sale's town centre means that all its shopping areas, dining and leisure facilities are close enough to each other and within easy reach for pedestrians and wheelchair users. Shopping is made easy with pedestrianised areas and The Square, an undercover shopping centre with a wide range of retailers. With further amenities such as a bakery, cobblers, butchers and a post office, everything you need is on your doorstep.

Sale offers a wealth of rewarding sporting and cultural experiences for those living in the area.



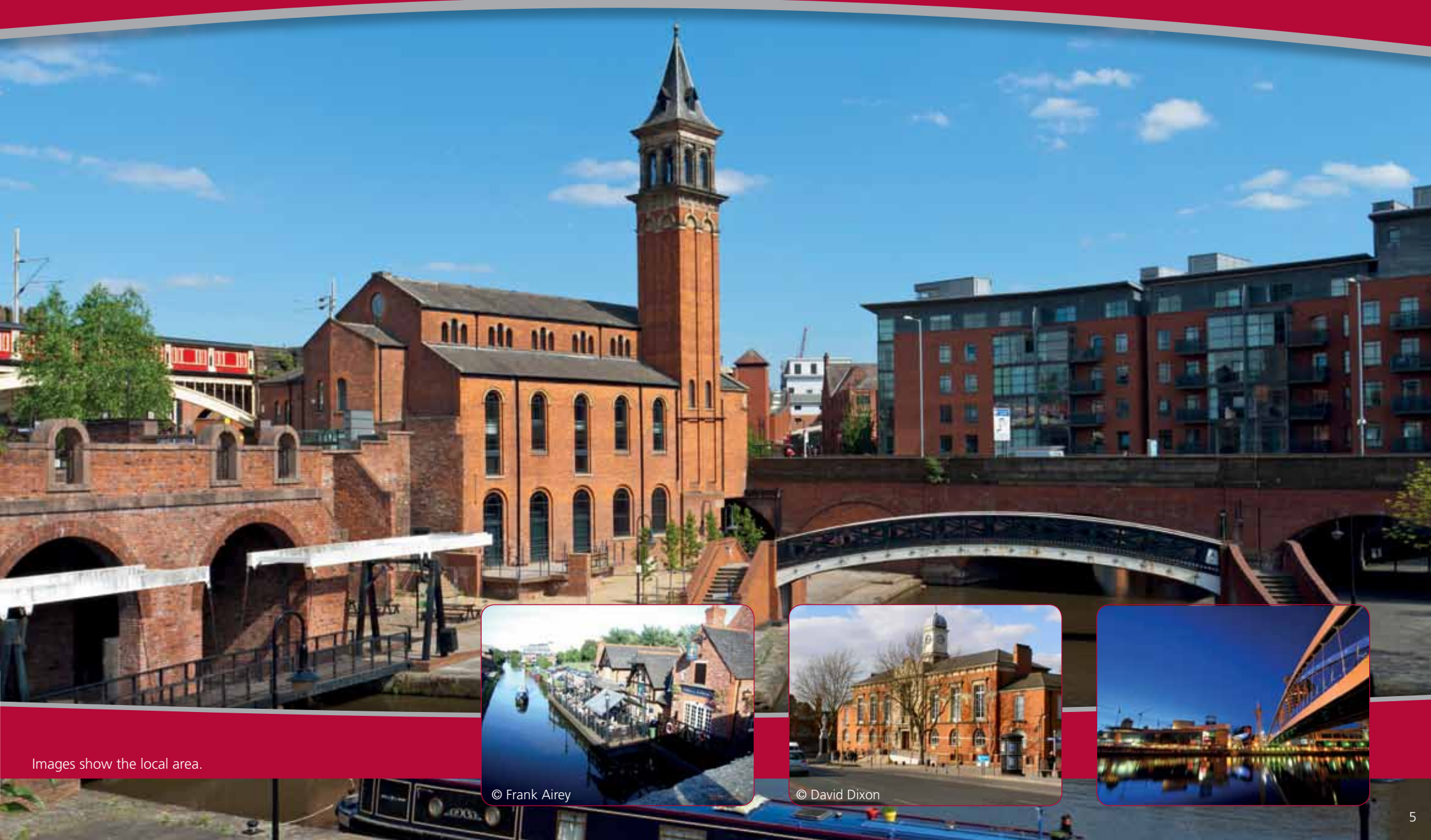
The Waterside Art Centre is a vibrant venue in a stunning waterside location providing an excellent programme of entertainment including exhibitions, film screenings, workshops, plays and performances throughout the seasons. Sale Leisure Centre, within the town, is popular with the young and retired alike providing a variety of sport

and swimming facilities. Should you prefer peace and tranquillity, Walkden Gardens, the winner of the prestigious 'National Green Flag Award', is situated at the corner of Marsland Road close to the centre of Sale.

Sale is well served by public transport links with Manchester Airport being only 15 minutes away, by car.

The Metrolink station is situated in the heart of Sale and provides a very quick and frequent service from early morning to late evening to surrounding towns, as well as regular bus and taxi services within the town providing you with the opportunity to travel when you wish.

# Sale: a unique waterside setting



Images show the local area.



© Frank Airey

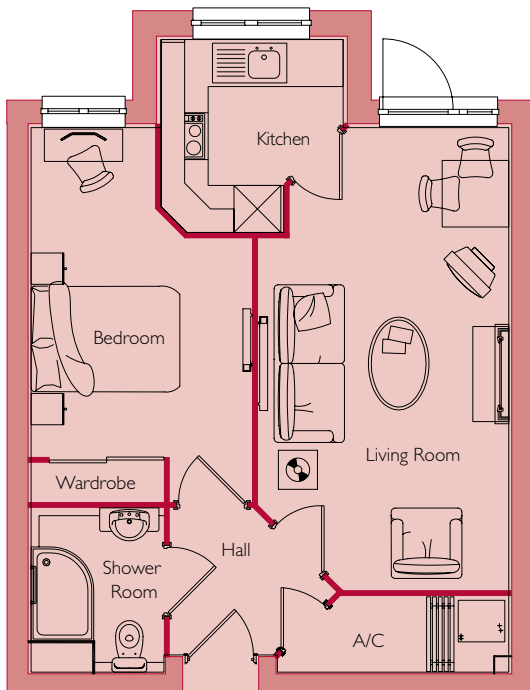


© David Dixon

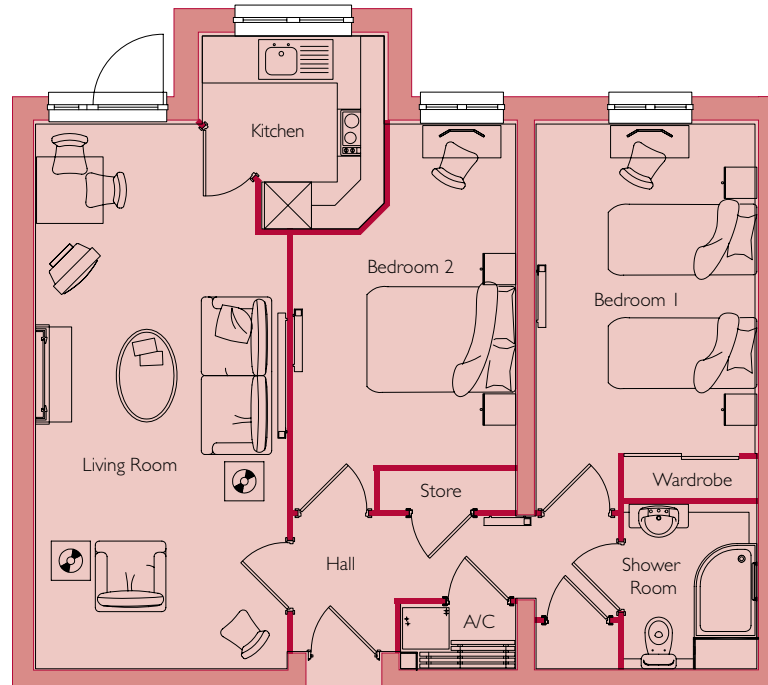




# Typical apartment layouts



*One bedroom layout*



*Two bedroom layout*

## One bedroom layout

**Living Room**  
10'6" x 19'5"    3200mm x 5910mm

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

**Shower Room**  
5'7" x 6'11"    1695mm x 2100mm

**Bedroom**  
9'3" x 13'10"    2825mm x 4210mm

## Two bedroom layout

**Living Room**  
10'7" x 22'10"    3215mm 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 14'4"    2845mm x 4360mm

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 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 shower room. 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.

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.

## 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
- Integrated extractor hood
- Ceramic hob
- Fitted kitchen with integral fridge and freezer
- Stainless steel sink with mixer taps
- All appliances are Zanussi

## Shower Room

- Fitted mirror
- Mixer taps
- Electric shaver socket
- Heated towel rail
- Extractor fan

## Heating and Finishes

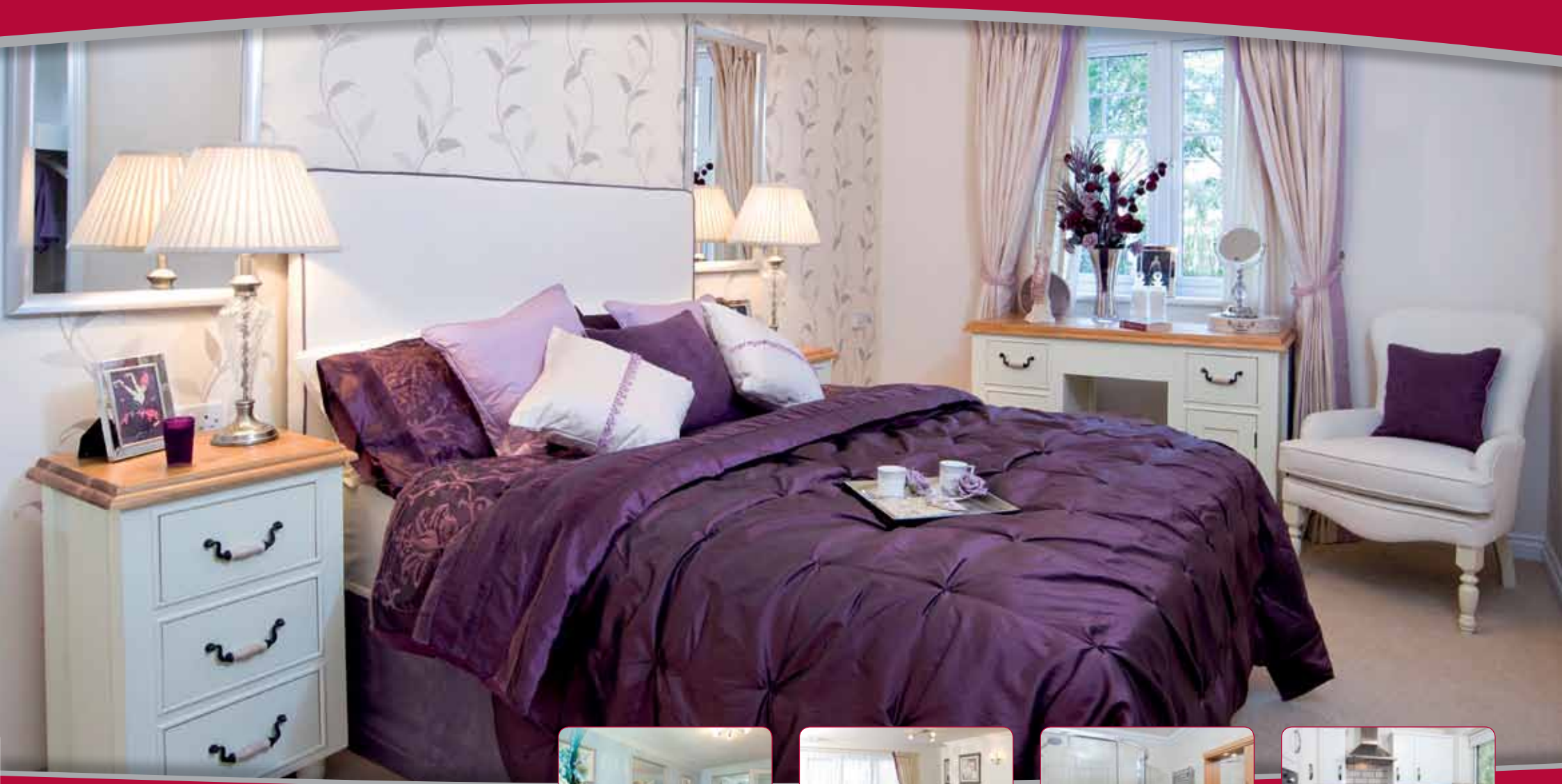
- Energy efficient and economical heating
- Building fabric insulation to NHBC standards
- Walls painted in gardenia emulsion
- Ceramic wall tiling to kitchen and bathroom

## 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
- Wellbeing Suite
- Fully furnished Guest 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.

*“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 new 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

### 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                            |                   | £                     |
| <b>Total per week/year</b>       |                   |                       |



\*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 is provided in a Churchill Retirement Living apartment.



**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 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 Computer Generated Imagery 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.



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For all enquiries about Brindley Lodge, or to make an appointment to visit, call our Sales Team today on **0161 962 5511** or visit **[churchillretirement.co.uk](http://churchillretirement.co.uk)**

