



**melrose living**  
For the retirement you deserve

8 Neptune Court, Hallam Way, Whitehills Business Park, Blackpool FY4 5LZ  
Tel: 01253 798 081 | Fax: 01253 798 877 | Email: [info@melrosehomes.co.uk](mailto:info@melrosehomes.co.uk)  
[www.melrosehomes.co.uk](http://www.melrosehomes.co.uk)

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# PARK LODGE

A SELECT DEVELOPMENT OF 14 LUXURY RETIREMENT APARTMENTS



## THE LOCAL COMMUNITY

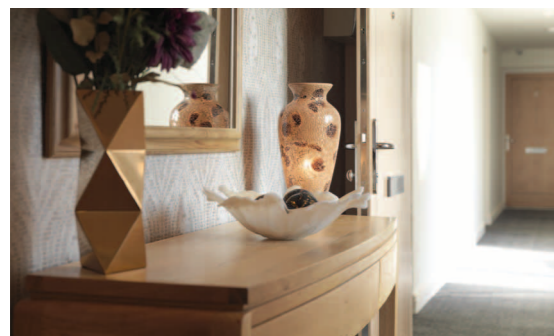
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Park Lodge enjoys a prominent position in Over Hulton, a neat, peaceful suburb of Bolton surrounded by rolling North West countryside, yet within easy reach of Manchester, Bolton and Wigan. Many of the hamlet's largely cottage, semi-detached and bungalow community choose to live here not only for its semi-rural setting, but also its convenient access to the road and rail networks.

If you enjoy getting out and about, the Over Hulton Community Group is thriving with an active social calendar. The village boasts two pubs and a Conservative club and there are two local golf clubs and a thriving fishing club. The Octagon Theatre in Bolton is one of the best regional theatres in the country and the adjacent countryside is ideal for a gentle stroll through ancient woodlands and fields. For those with their own transport the M61 is just a short drive away, while Bolton is less than 4 miles away, Wigan 8 miles and the big city buzz of Manchester just 12 miles up the road. If you prefer to let the bus or train take the strain, access to both is nearby, as are a Co-op food shop with an ATM, pharmacy and the Over Hulton sub-post office.

Nearby Westhoughton, boasts a number of independent traders and a Sainsburys superstore; whilst in Atherton, you will find a large Tesco, Boots and local shops.





## MELROSE LIVING

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Award-winning Blackpool-based company Melrose Developments has been creating homes of distinction for almost 25 years and can boast a wealth of knowledge and expertise in all sectors of the market. Melrose Living is the division of the Melrose Group specialising in the retirement sector, providing beautifully stylish, spacious and low maintenance apartments for the over-60s in the most desirable locations.

Whatever your dreams for the future, our exclusive Park Lodge development in Over Hulton is a great place to enjoy your retirement.

A purpose-built managed community in a secure environment, aimed at giving residents greater freedom to make the most of their retirement while retaining their independence. The 14 elegantly designed apartments in Over Hulton come with the same high quality finish that has become a hallmark of Melrose over the past two and a half decades.



# FEATURES & SPECIFICATIONS

## Monitored Secure Entry



The apartments at Park Lodge are protected by a secure entry system in order that you can allow your visiting guests access to the building from the comfort of your own apartment.

## 24/7 Emergency Call



All apartments are fitted with a Tunstall emergency call system which is monitored 24 hours a day for your health, security and peace of mind. It also enables you to call the duty manager when he is on site.

## Mobility Scooter Store



Mobility scooters make a real difference to people who find it difficult to walk long distances. We have provided 5 separate mobility scooter stores with lighting and charging facilities.

## Duty Manager



Our helpful duty manager is available for a few hours every week day to help residents with day to day issues, and provide any assistance that may be required.

## 10 Year Warranty



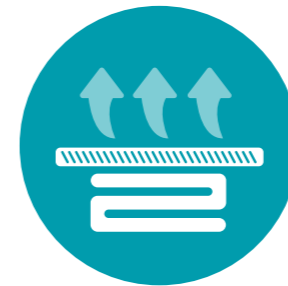
All apartments are covered by the NHBC Build Mark 10 Year Structural Warranty, giving complete peace of mind for the years ahead.

## Lift to All Floors



All floors of the development are serviced by lift, ensuring easy access.

## Underfloor Heating



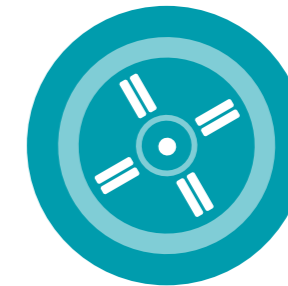
The added comfort of underfloor heating is included to all bathrooms.

## Well Insulated



All apartments are very well insulated both for heat and sound transmission, providing a comfortable and peaceful environment.

## Heat & Smoke Alarms



All apartments are protected by two heat and smoke alarms, giving early warning to any unforeseen event.

## Central Heating



Energy efficient gas central heating is provided to all apartments, which ensures that you will have controllable comfort combined with low running costs.

## THE APARTMENTS

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**Kitchens:** All apartments within the development have superbly appointed fitted kitchens with high quality Hoover integrated appliances, including: a washer-dryer (in some apartments the washer-dryer is located in a separate laundry store), combi-microwave, tall larder fridge-freezer, slim-line dishwasher, induction electric hob and single electric oven. All kitchens are finished with a stainless steel splash-back, brushed chrome sockets and an up-stand as standard.

**Bathrooms:** All bathrooms are fully tiled (with en-suite to selected apartments) with level access showers and high quality Villeroy and Bosch white sanitary-ware. All bathrooms benefit from underfloor heating with heat display monitor as well as chrome fittings, heated towel rail and heated mirror. Safety features include an emergency pull cord and grip rail as standard.

**Bedrooms:** All bedrooms feature fitted wardrobes with wardrobe heaters.

**Doors:** All apartments feature beautifully appointed oak veneer internal doors.

**Electrical:** Wiring is in place for SKY+ digital satellite installation and all rooms have ample sockets. Two smoke & heat alarms and downlighters to kitchens, bathrooms and en-suites are fitted as standard. Telephone points are fitted in lounges and bedrooms.

**Decoration:** All apartments are finished to the highest of standards with all walls and ceilings smooth plastered and finished in a timeless white. All internal woodwork is finished in white satin paintwork.

## OWNERS LOUNGE

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Park Lodge benefits from a beautiful communal Owners' Lounge with a fitted kitchen and wi-fi connection. Tastefully furnished with ample seating, the lounge is a perfect place to meet your neighbours, to make new friends and to welcome your guests. During the summer months (weather permitting!) the French doors lead to a paved and furnished patio. Continuing the development's high specification, the Owners' Lounge boasts an innovative television system, disguised behind a large framed mirror. When the television is switched off, there appears to be just a mirror on the wall, but when turned on it becomes clear what is really behind!

Below the television is a lovely feature fire surround encompassing an electric fire, which gives off a calming, gentle flame effect, adding to the ambiance and making the Owners' Lounge a really desirable place to sit and relax. Overall, a more than pleasant change of scenery from your own private apartment and without the need to leave the building.

## GUEST SUITE

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A twin-bedded guest suite can be found on the second floor of Park Lodge. It features a luxury en-suite bathroom, built-in wardrobes, sitting area and television. For a small charge it can be reserved for family and friends for a few days or just an overnight stay.

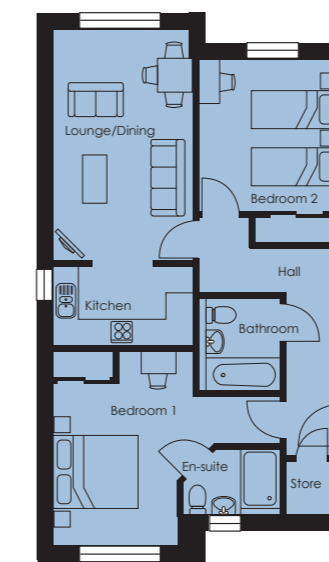




## APARTMENT FLOOR PLANS

### ELM

Apartments 1 & 5 - 77sqm (829 sqft)



Lounge/Dining	3.2m x 5.3m	10'6" x 17'5"
Kitchen	3.2m x 1.85m	10'6" x 6'1"
Bedroom 1	3.2m x 4.42m max	10'6" x 14'6" max
En-suite	2.25 x 1.5m max	7'5" x 4'11" max
Bedroom 2	3.2m x 4.22m max	10'6" x 13'10" max
Bathroom	1.9m x 3.1m	6'3" x 10'3"

### BIRCH

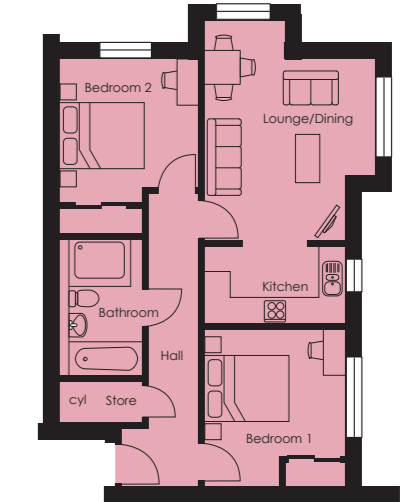
Apartments 2, 3, 6, 7 & 12 - 53.5sqm (576 sqft)



Lounge/Dining	3.1m x 6.1m max	10'2" x 20'1" max
Kitchen	2.4m x 2.1m	7'10" x 6'11"
Bedroom 1	2.9m x 5.9m max	9'6" x 19'5" max
Bathroom	3.6m x 2.35m max	11'10" x 7'9" max

### BEECH

Apartments 4,8 & 14 - 65.5sqm (684 sqft)



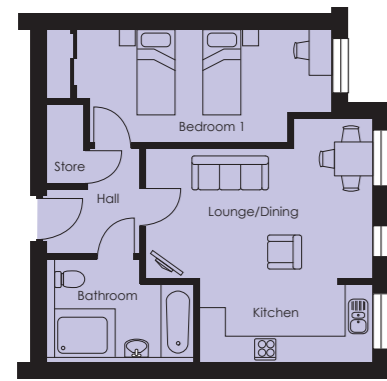
Lounge/Dining	3.93m x 5.06m max	12'11" x 16'7" max
Kitchen	3.26m x 1.8m	10'8" x 5'11"
Bedroom 1	3.26m x 3.6m max	10'8" x 11'10" max
Bedroom 2	3.2m x 4.02m max	10'6" x 13'2" max
Bathroom	1.9m x 3.11m	6'3" x 10'3"

Dimensions shown are structural which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail.

# APARTMENT FLOOR PLANS

## MAPLE

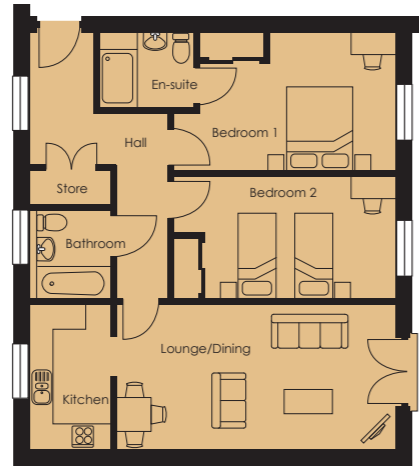
Apartments 9 & 15 - 54.8sqm (590 sqft)



Lounge/Dining	5.2m x 3.67m max	17'1" x 12'1" max
Kitchen	3.96m x 1.84m	13'0" x 6'0"
Bedroom 1	6.6m x 2.65m max	21'8" x 8'8" max
Bathroom	3.44m x 2.39m max	11'3" x 7'10" max

## OAK

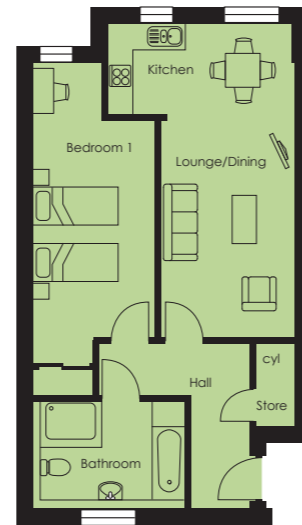
Apartment 10 - 80.1sqm (863 sqft)



Lounge/Dining	6.4m x 3.35m	21'0" x 11'0"
Kitchen	1.9m x 3.35m	6'3" x 11'0"
Bedroom 1	5.1m x 3.22m max	16'9" x 10'7" max
En-suite	2.2m x 1.77m	7'2" x 5'10"
Bedroom 2	5.1m x 2.8m max	16'9" x 9'2" max
Bathroom	1.9m x 2.05m	6'3" x 6'9"

## ALDER

Apartment 11 - 63 sqm (679 sqft)

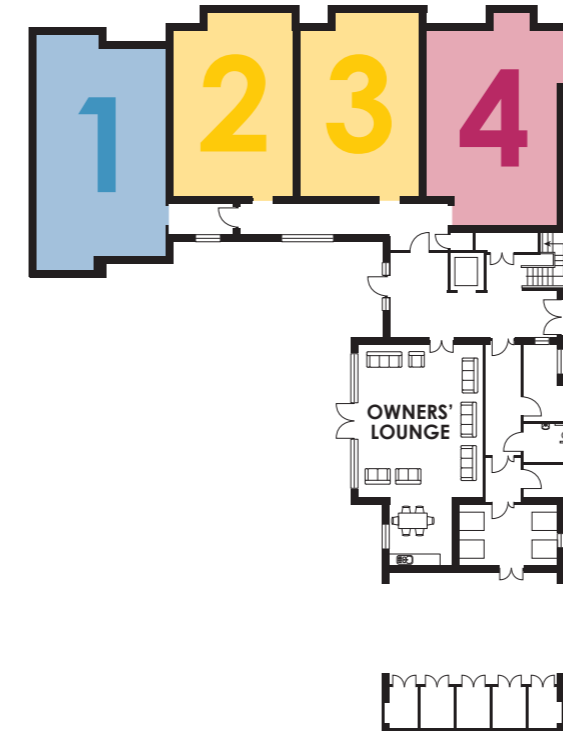


Lounge/Dining	3.05m x 7.2m max	10'0" x 23'8" max
Kitchen	2.4m x 2.1m	7'10" x 6'11"
Bedroom 1	2.82m x 7.6m max	9'3" x 23'11" max
Bathroom	2.52m x 2.5m	11'7" x 8'2"

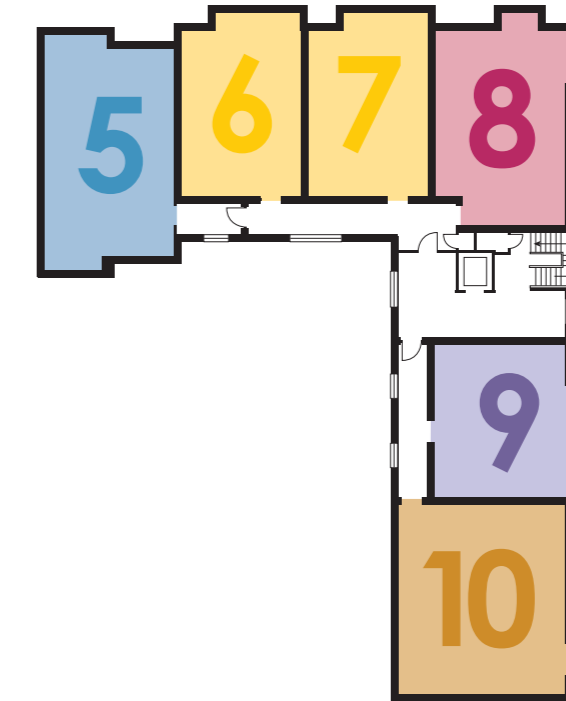
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# BUILDING FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR

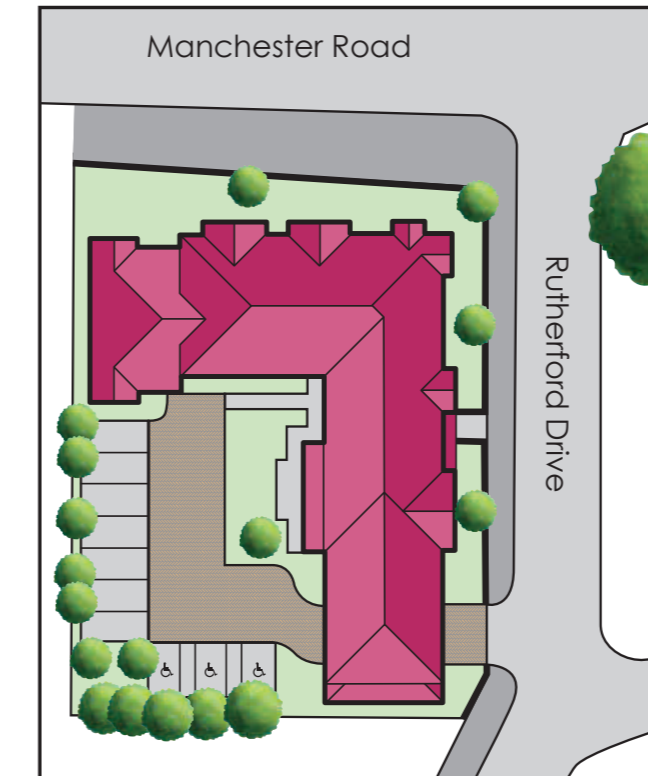


## SECOND FLOOR





## SITE PLAN AND LOCATION



Over Hulton or Four Lane Ends as it is known locally lies less than 4 miles southwest of Bolton centre. Within easy reach of Westhoughton (2.4 miles) and Atherton (2.3 miles) junctions 4 and 5 of the M61 motorway are equal distance from our development. Atherton Railway Station provides regular train services into Manchester and the region beyond; whilst local bus services are close by and afford easy access into the town centre and surrounding settlements.

The nearby shops on Newbrook Road feature a Co-op store with a Post Office facility and 24 hour ATM. A local pharmacy and a hairdressers is on the same parade, together with other retail facilities.

