

Nicholls Lodge

South Street | Bishop's Stortford



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 provide...

the best lifestyle choice for an independent, safe, secure and fulfilled retirement

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 Nicholls 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 by the service charge, so you can budget with confidence.

Nicholls 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.



“Just across the road is a handy bus service to various shopping centres, local museums and a large retail park which is a hive of activity. Living here is like one long holiday – I can enjoy lovely walks along the seafront, some places which are quiet and peaceful and others which are full of activity.”

Mrs Pat Howell
Summerson Lodge, Portsmouth

Call our sales team today on **0800 458 1847**
or visit us online at **churchillretirement.co.uk**

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

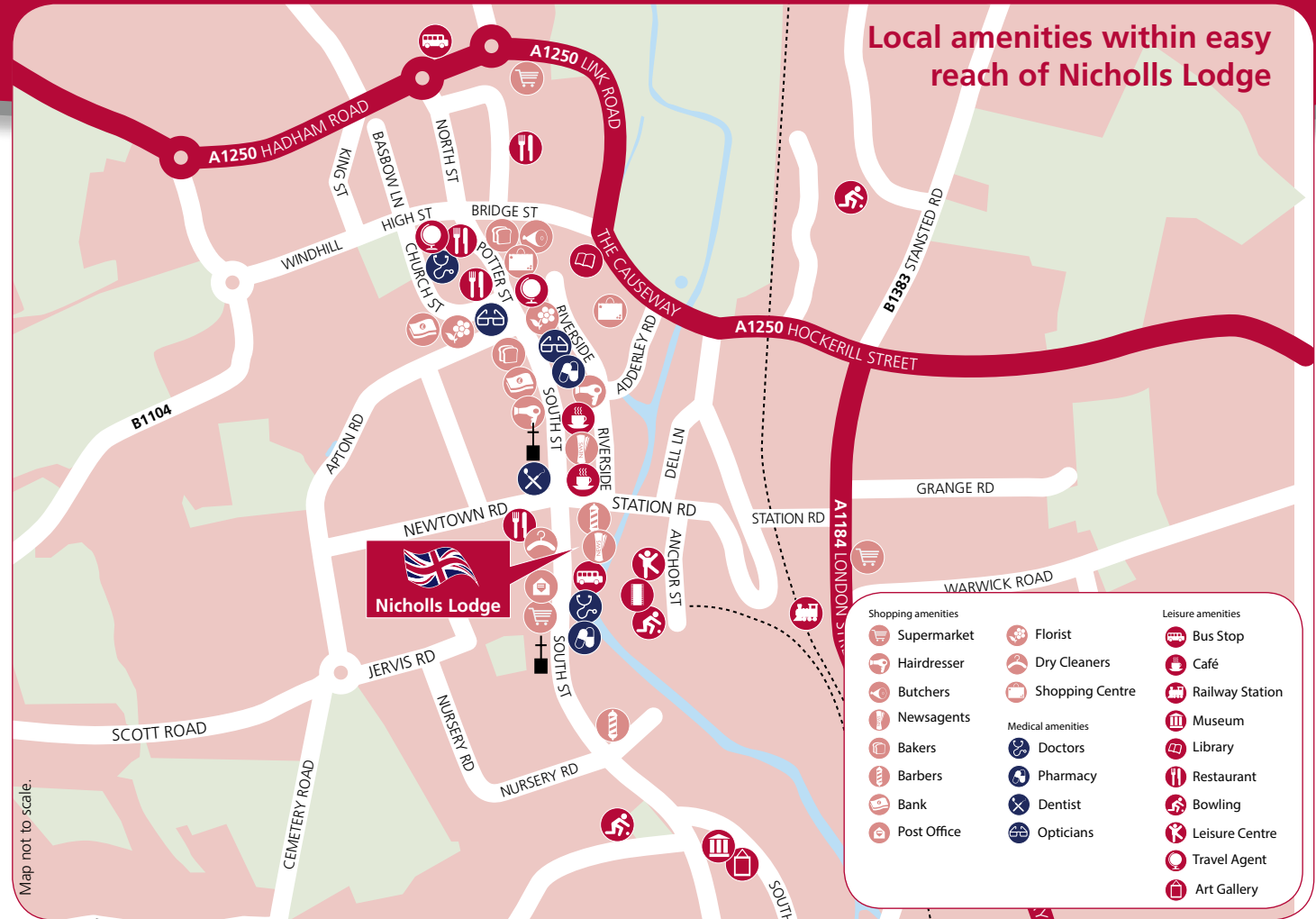
Located in the market town of Bishop's Stortford, Nicholls Lodge is a stylish development of 53 one and two bedroom retirement apartments.

The town has been developed around the River Stort Valley. It is said that the River was named after the town and not the other way round as is more usual. During the mid 19th Century, connection to the railway laid the foundation for today's Bishop's Stortford being part of the London Commuter belt.

To step back into time, visit numerous historical buildings in the town including The Corn Exchange, the Museum and the mound remains of a motte and bailey wooden castle, Waytemore Castle.

The Rhodes Art Complex on South Road, is a state of the art venue which includes a cinema, theatre, dance studio, gallery and music events. The Bishop's Stortford Museum can also be found here, set within the original Victorian house that was the birthplace of Cecil Rhodes – founder of the diamond company, De Beers. Other leisure facilities include another cinema and two leisure centres.

Bishop's Stortford has a modern shopping complex, Jackson Square, housing a supermarket, shops and cafes and, there are numerous other shops and eateries within the town. Bishop's Stortford also has regular farmers markets.



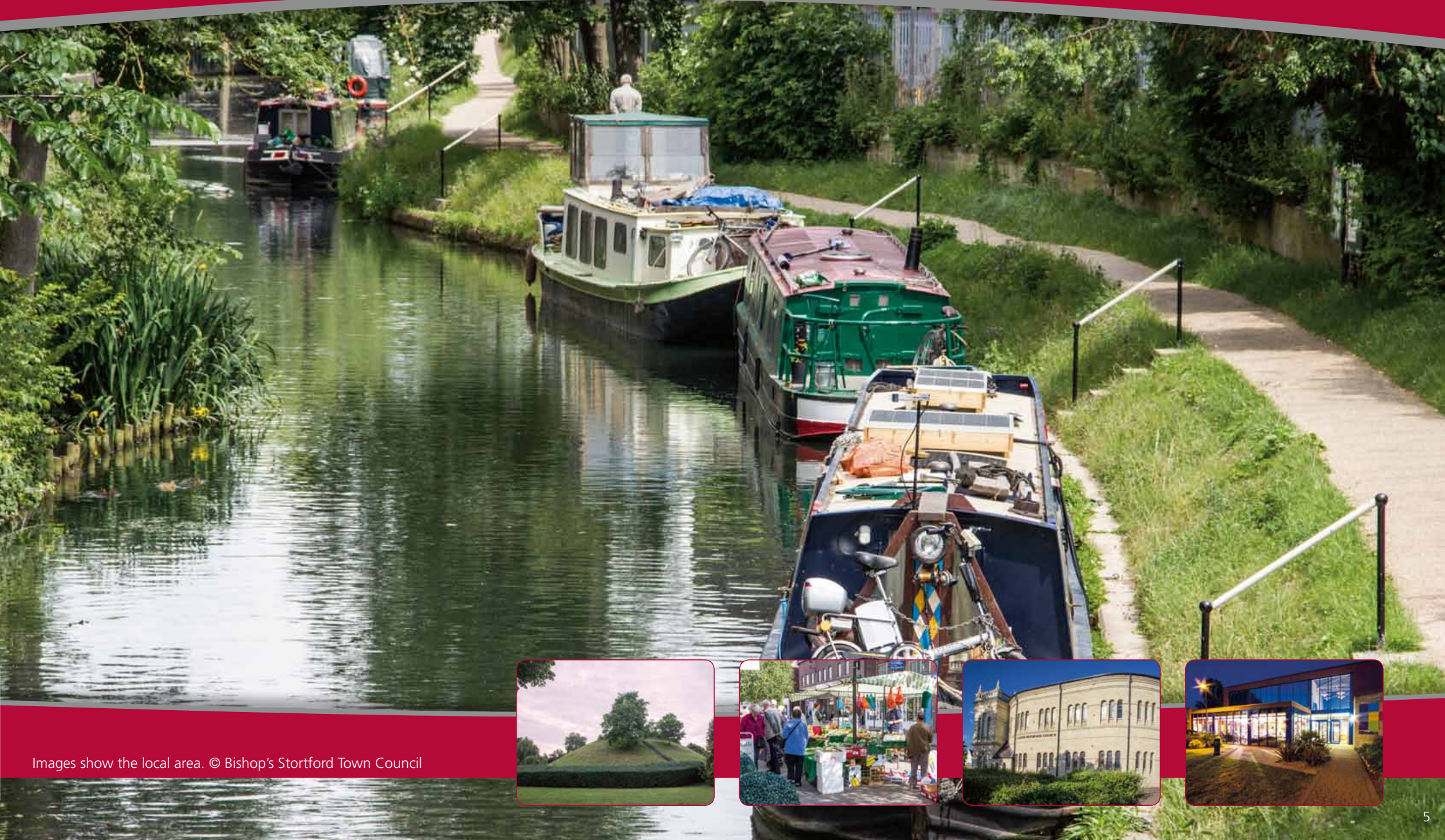
Bishop's Stortford provides excellent shopping and leisure facilities which includes, amongst others, bakers, supermarkets, cafes, restaurants, pharmacies, hairdressers, and clothes shops all within the main centre and

walking distance from Nicholls Lodge.

Trains from Bishop's Stortford include services to London Liverpool Street, Cambridge, Stratford (London) and Stansted Airport. Bus and coach services provide links to places such as Newport,

Saffron Walden, Stansted Airport, Sawbridgeworth and Takeley – Takeley being home to the National Trust's Hatfield Forest, an ancient royal hunting forest and certainly worth a visit for those with a love of the countryside.

Bishop's Stortford: a market town with history



Images show the local area. © Bishop's Stortford Town Council



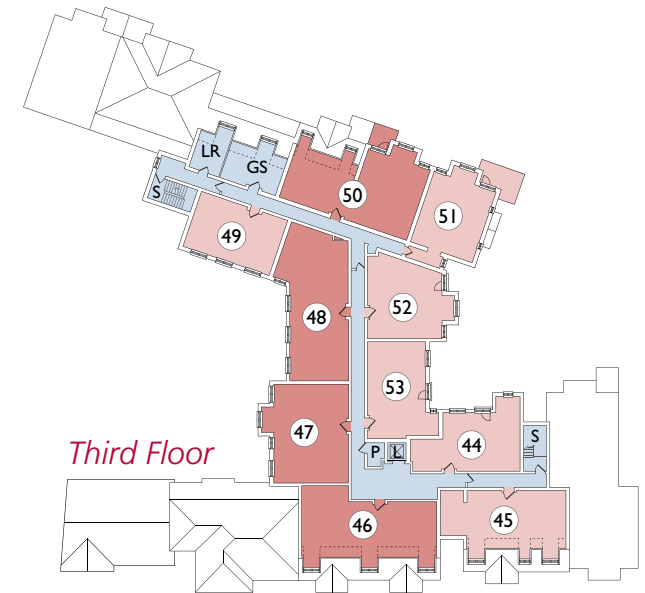
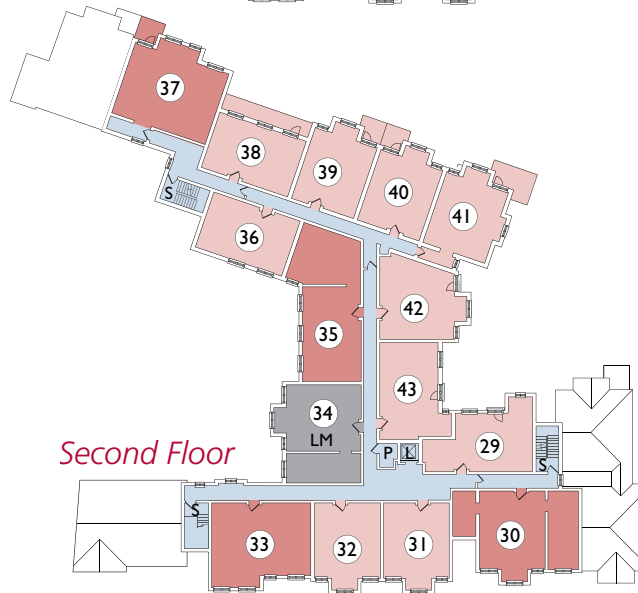
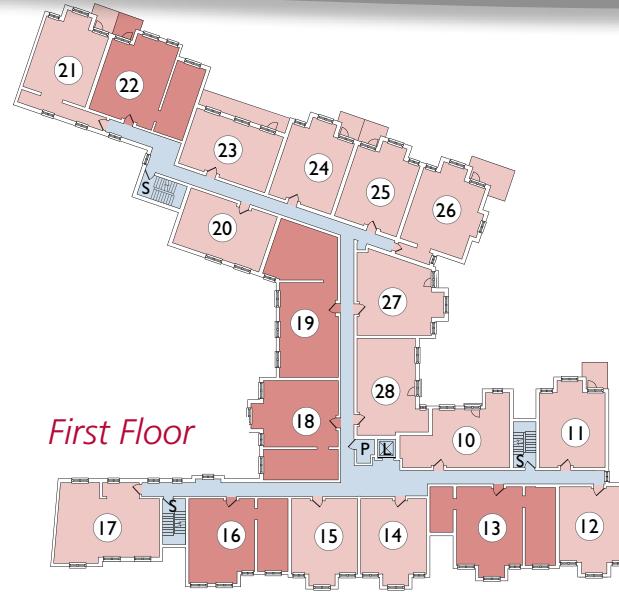
Site layout



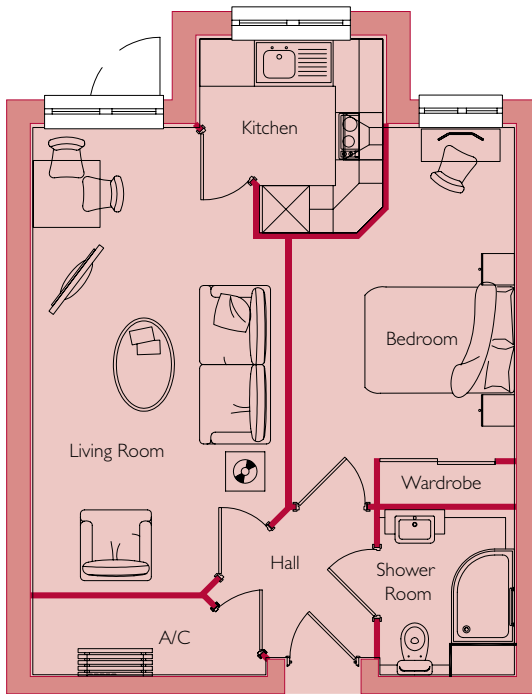
Ground Floor

- | | | | |
|-----|------------------------|----|---------------------------|
| E | Entrance | WC | Communal WC |
| R | Reception Area | RS | Refuse Store |
| OFF | Lodge Manager's Office | BS | Buggy Store |
| WB | Wellbeing Suite | P | Plant |
| OL | Owners' Lounge | GS | Guest Suite |
| K | Kitchen | LR | Laundry Room |
| S | Stairs | LM | Lodge Manager's Apartment |
| L | Lift | | |

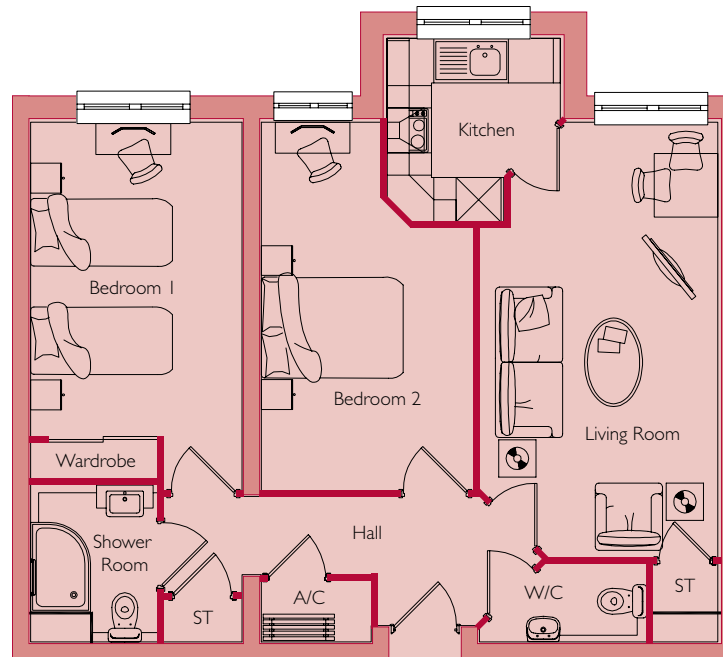
- Communal Areas
- 1 Bedroom Apartment
- 2 Bedroom Apartment



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" 1700mm x 2100mm

Bedroom

9'3" x 15'8" 2830mm x 4785mm

Two bedroom layout*

Living Room

10'6" x 19'2" 3190mm x 5835mm

Kitchen

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

Shower Room

5'7" x 6'11" 1705mm x 2100mm

Bedroom 1

9'3" x 15'8" 2830mm x 4785mm

Bedroom 2

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

*Cloakrooms available in selected two bedroom apartments.
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 and 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.



“My apartment is a lot easier to maintain than my 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 everyone the opportunity to get together.”

Mrs Joan Wertheim
Abbots Lodge, Canterbury

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 shower room 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. Sensors are also fitted throughout all ground floor apartments and those rooms in upper floor apartments that have balconies or Juliet's.

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 safer 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.”

**Ms Doreen Carver
Osbourne Lodge, Bournemouth**

Call our sales team today on **0800 458 1847**
or visit us online at **churchillretirement.co.uk**

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 functionality in both the kitchen and shower room. Tiled and colour co-ordinated, they are specifically designed to be pleasing to the eye.

Kitchens are modern with colour co-ordinated worktops and built-in fridge and freezer to give you convenience and peace of mind. The oven is located at just the right height to save you bending down and there's a separate ceramic hob and chimney hood.

All apartments have a shower room, with selected two bedroom apartments benefitting from a cloakroom.

The development is heated via communal air source heat pumps which use the latent heat in the outside air to heat the development. The system is energy efficient and therefore reduces running costs as the pumps are able to produce more energy than they consume. This delivers a very efficient form of heating.

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 alarms to all apartments
- Mains connected smoke detector

Shower Room

- Thermostatic shower
- Fitted mirrored wall unit with shaver socket
- Mixer taps
- Heated towel rail
- Extractor fan

Kitchen

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

Heating and Finishes

- Energy efficient and economical heating
- Heating insulation to NHBC standards
- Walls painted in gardenia emulsion
- Ceramic wall tiling to kitchen and shower room

General

- Age exclusive development
- Lift to all floors
- Landscaped gardens
- Car park
- Proximity fob door entry system to the main entrance of the development
- Resident Lodge Manager
- Fully furnished Owners' Lounge
- Wellbeing Suite
- Fully furnished Guest Suite
- Communal Laundry Room fitted with Zanussi appliances
- Refuse room
- Double glazing throughout
- Pre wired for Sky TV
- 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.

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	£
Water & Sewerage	INCLUDED	£
Window Cleaning	INCLUDED	£
Electricity*	INCLUDED	£
Gas**	N/A	£
Heating†	INCLUDED	£
Safety & Security	INCLUDED	£
Other		£
Total per week/year		

“Since moving to Steeple Lodge, we’ve been able to relax and enjoy the fantastic facilities. The Wellbeing Suite is excellent, the gardens are stunning and taken care of and, when we fancy a coffee and conversation, we can sit in our superb Owners’ Lounge with our neighbours and friends... what more could we ask for?”

Mr and Mrs Bott
Steeple Lodge, Sutton Coldfield



*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.

†This includes the heating supplied by the radiators within your own apartment but does not include the heating supplied in the kitchen, shower room and cloakroom/ensuite.



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, not vice versa, and Millstream deliver this through ensuring its staff are available to talk and, more importantly, listen to what you as an Owner has 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 call 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 Nicholls Lodge is available on a separate information fact sheet.

Call our sales team today on **0800 458 1847**
or visit us online at **churchillretirement.co.uk**

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.

Local amenities shown are correct at the time of going to print.



BUSINESS CARD



Celebrating continued excellence as consecutive annual winners 2009 – 2014



As voted for by our Customers

Call our sales team today on **0800 458 1847**
or visit us online at **churchillretirement.co.uk**

For all enquiries about Nicholls Lodge, or to make an appointment to visit, call our Sales Team today on **0800 458 1847** or visit **churchillretirement.co.uk**

