

# How to find us



**Honeybourne Gate**  
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[www.honeybournegate.co.uk](http://www.honeybournegate.co.uk)



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A development by  
**The Markey Group**



In partnership with:



# honeybourne gate

Designed by The Lines Group, Cheltenham. [www.linesgroup.co.uk](http://www.linesgroup.co.uk)



Luxury living in a landmark retirement complex  
54 apartments • on-site amenities • flexible services



For high quality living and an enjoyable worry-free retirement, **look no further than Honeybourne Gate.**



## A NEW BEGINNING AT **HONEYBOURNE GATE**

High quality living with flexible services for an enjoyable, **worry-free retirement.**

Whether approaching retirement or already retired, you deserve to enjoy a fulfilling, worry-free life ahead. Downsizing to a smaller, traditional private residence maintains your independence, but can you really be sure it will serve your needs in years to come?

Cheltenham's Honeybourne Gate development offers a unique alternative: luxurious private apartments, set within a landmark retirement complex, with access to flexible on-site services should you ever need support.

For high quality living and an enjoyable worry-free retirement, look no further than Honeybourne Gate.



## YOUR IDEAL LOCATION

**Secure independence** just moments from all the amenities of Cheltenham's town centre.

At the junction of Gloucester Road and The High Street, Honeybourne Gate is just a few minutes by bus or car from the boutique shopping, leafy boulevards, public gardens and Regency style that is Cheltenham Spa.

There is car parking on-site or nearby public transport and local taxi cabs offer easy access to Cheltenham's town centre amenities. Honeybourne Gate also has its own direct access onto the pathway that runs along the old Honeybourne Line to the shopping complex at Honeybourne Way.

Year round, Cheltenham enjoys a busy calendar of varied culture and events. The famous Jazz, Science, Music and Literature festivals attract leading musicians, writers, scientists, performers and thought leaders from around the world. Cheltenham Racecourse hosts the legendary Gold Cup, whilst the town's acclaimed theatres and venues promise top-class performances. Close by, the convenient Brewery Centre brings together family movie entertainment and dining choices – a perfect treat for visiting grandchildren.



Enjoy a busy calendar of varied culture and events.



Honeybourne Gate also has its own direct access onto the pathway that runs along the old Honeybourne Line to the shopping complex at Honeybourne Way.



Destinations nearby include...

**The Promenade** – Chic boutiques, designer outlets, continental-style cafes, quality dining

**The Brewery** – Multi-screen cinema, luxury screening rooms, bars, world cuisine

**Racecourse** – Race meetings, festivals, concerts and events

**High Street** – Major retailers and department stores, Regent Arcade, Beechwood Shopping Centre

**Montpellier** – Fashion independents, quality bars, brasseries and restaurants, Montpellier Gardens

**The Suffolks** – Antique shops, art galleries, formal and informal dining



### Gymnasium

As we grow a little older, keeping active and mobile is increasingly important. Thanks to the on-site gymnasium, open daily, maintaining a regular exercise regime couldn't be easier. Practice your stretch, Pilates or yoga routines or use the latest equipment to keep fit whatever the weather is like outside.

Honeybourne Gate  
is about living life the  
way you choose...



# YOUR INDEPENDENT RETIREMENT

**Beautiful luxury specification** apartments with a range of residents' facilities just moments from the door.

Honeybourne Gate is about living life the way you choose. Enjoying your spacious, luxurious apartment is only the start. As a resident, you and your guests have full access to a host of exclusive facilities within the atrium complex - just moments from your door.

### Cinema room

Think of our movie theatre, on the ground floor, as your private screening room. Sit back and relax enjoying one of our frequent daytime or evening screenings. Visiting family or guests are welcome.

### Fitness pool

Enjoy a swim? Unwind in the peaceful sanctuary of our heated fitness pool. Regular swimming is a proven way to build fitness, strength and joint flexibility whilst minimising the risk of injury.



## YOUR CHOICE **EVERY DAY**

**The lifestyle freedom** to enjoy retirement exactly as you choose.

Whilst residents enjoy their own privacy and space, it's easy to socialise at Honeybourne Gate. Our facilities make for a relaxed, friendly community environment.

### **Roof Garden**

Above the fourth floor is Honeybourne Gate's hidden retreat: an extensive roof garden landscaped to create a serene, sheltered idyll, looking out across the park beyond. Relax and enjoy the sun. Mingle with your neighbours at a barbeque.

### **Restaurant**

On the ground floor Honeybourne Gate has its own, private residents' restaurant. Serving a three course hot luncheon menu, and using fresh local produce wherever possible, the restaurant is open every day.



A relaxed, friendly community.



### **The Atrium**

The atrium is the architectural centrepiece of the complex. Framed by a large, double-glazed lantern roof at the fourth floor level, the area is flooded with daylight, bathing the seating, water feature and planters in the large social space below.





# YOUR HIGH SPECIFICATION APARTMENT

Designed, equipped and finished to the highest standards, **Honeybourne Gate sets a new standard** for retirement property in Cheltenham.

Style and sophistication without compromising essential practicality. That's the approach that pervades the careful design and craftsmanship in every one or two bed apartment at Honeybourne Gate. Finished to the very highest specification, every home has been designed to make life as comfortable and safe as possible, whatever a resident's mobility or needs may demand.

Fully integrated kitchens include quality fitted units, oven & hob, refrigerator with freezer, washer dryer and dishwasher. Bathrooms in one bed apartments have an en-suite bathroom, with walk-in shower and most also have a separate toilet too. Two bed apartments offer a large bathroom with WC, washbasin and separate en-suite wet room, with level access shower. Spacious, elegant living rooms feature comprehensive TV, broadband Internet and phone socket connections. An Induction Loop system is pre-installed.

We go further because we know the details matter.



## The very highest specification.



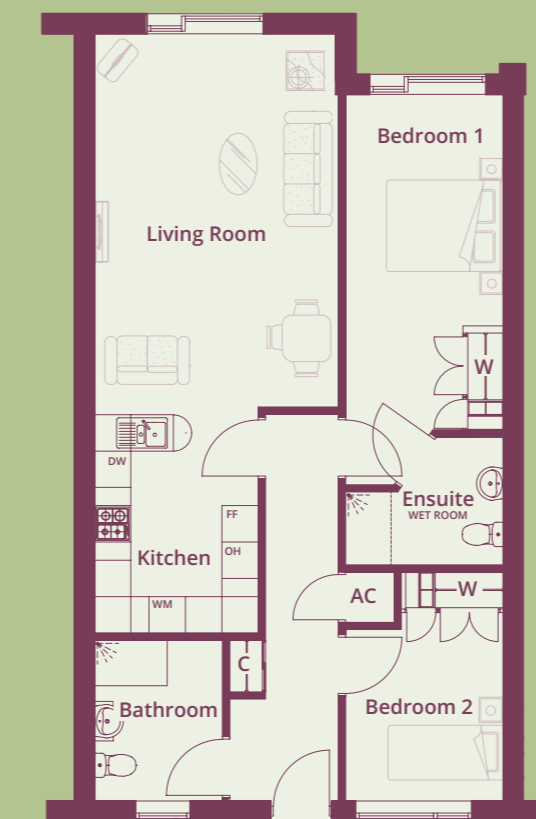
With advanced safety features such as CCTV and an emergency alarm system to summon immediate assistance by on-site staff, all properties have individual front doors opening onto bright corridors.

Floor plans show typical one and two bedroom apartments.

Please ask for specific details.

**2 bedroom apartments** are between 70 and 91m<sup>2</sup>

**1 bedroom apartments** are between 43 and 66m<sup>2</sup>



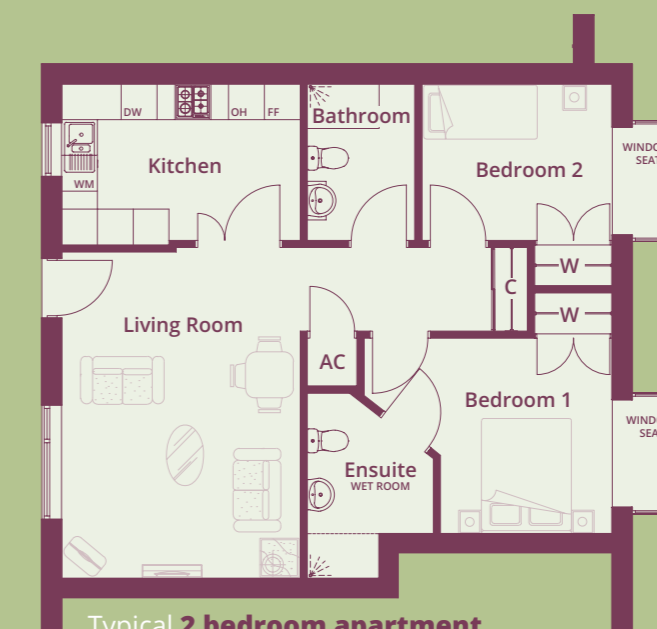
Typical 2 bedroom apartment



Typical 1 bedroom apartment



Typical 1 bedroom apartment



Typical 2 bedroom apartment

NB. All layouts and configurations are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as the correct detail.



A typical two bedroom apartment specification includes:

- Fitted kitchen
- Lounge
- Central Heating
- Master bedroom with en suite level access shower room
- 2nd bedroom
- Family bathroom
- Storage cupboards
- Induction loop system
- Emergency call system
- Broadband
- TV/satellite/radio/telephone/CCTV points



# YOUR PEACE OF MIND IS OUR PRIORITY

From routine housekeeping to Extra Care.  
**Flexible services and care staff on-site**  
available for whatever assistance you may need.

Retiring to Honeybourne Gate has many benefits. One of the most important is the availability, if and when you ever need it, of 'Extra Care' on-site.

As a provider of personal care, Honeybourne Gate will satisfy stringent new government guidelines. We aim to provide our residents with a 'home for life' thanks to the availability of appropriate, professional assistance and support.

A standard annual service charge funds the maintenance and staffing of facilities at the complex. It also provides each apartment with a cleaner for 1.5 hours every week. Additional assistance or personal care is available through tailored flexible service packages. Fully qualified, CQC registered carers are on duty on-site 24/7.

Honeybourne Gate. Where the right choice today becomes the right choice for tomorrow.



### How can we help?

- Shopping
- Laundry, washing and ironing
- Household chores
- Attending medical appointments
- Trips and excursions
- Domiciliary care





# YOUR CHOICE FOR INDEPENDENT LIVING



**“Older people want to maintain their independence for as long as possible.** At Honeybourne Gate our offer of luxury apartments with flexible services that adapt to your needs leaves you in control to enjoy your retirement.”

**Oak Retirement founder Dr Stephen Ladyman PhD**  
Former Minister for Health responsible for Social Care

## Oak Retirement Ltd

Oak Retirement Ltd is a company delivering high quality, leasehold, Extra Care property for older people.

Led by the company's founder Dr Stephen Ladyman, the Extra Care housing offered by Oak Retirement combines purpose-built and ergonomically designed housing for older people with onsite flexible care that adapts to each owner's changing needs. It allows residents to maintain their independence for longer and, because they own the property they live in, to protect their equity. Our properties seek to maximise and further develop the use of assistive technologies to support clients' independence and safety.



## Markey Group

Markey Group is a long-established family business based in Gloucester, providing a complete range of property development and investment services to clients across the UK. Areas of expertise include site provision, planning consultancy, construction, property management, bespoke furniture manufacture and property investment and funding. Serving a broad client base which includes multi-national companies such as Tesco, Costa and BP as well as schools, colleges, housing associations and private investors. Our support is flexible with clients able to take advantage of their expertise in a single area or opt for an end-to-end service.

The Group consists of several specialist subsidiary companies which include Markey Construction, one of the UK's biggest regional construction companies; Premiere, a leading supplier of kitchens and bedroom furniture, as well as Move in with Markey, which owns and maintains high-quality student accommodation.

## The details

Apartments at Honeybourne Gate will be sold leasehold with 125yr leases. We will announce prices during 2014 and before we start to accept reservations.

In addition to the cost of purchase there will be some recurring charges such as ground rent and a service charge. The service charge will cover the cost of staff, repairs to communal areas, etc. In addition a charge will be made when you sell your property to cover the cost of renovating the apartment for a new owner, future building maintenance necessary to maintain the value of the apartments and selling your property.

A small number of apartments maybe sublet and made available for renting. In these cases, tenants will be responsible for both the rent and service charge.

If you are downsizing, the cost of services provided through the service charge and by purchasing services from our on-site team will usually be significantly lower than you are paying currently. Nevertheless it is important that you assess these charges yourself and understand them. To help with this, all of these charges will be set out clearly, along with details of what services you can expect for these payments, before you decide to buy. Nevertheless we strongly advise that you discuss these charges with your solicitor during the purchase process and ensure you fully understand both your commitments and our responsibilities to you.

We will also set out the cost of those additional services, such as help in your apartment, you might choose to purchase from the on-site team. It is our intention that these services will be offered at a discount to the cost of similar services available from local agencies.



Discover your luxury retirement at Honeybourne Gate today.



Get full details of our one and two bedroom properties, facilities and flexible services. Register now and be amongst the first invited to visit the opening of our new show suite.

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