

Sachs Lodge

Asheldon Road | Torquay



Home is at the heart of an enjoyable retirement

Churchill
Retirement Living 

Home is at the heart of a fulfilling retirement

Churchill Retirement Living specialises exclusively in the development of purpose built apartments for those looking for an independent, active, safe and secure lifestyle in their retirement.

At Sachs Lodge , Torquay we have created a collection of beautiful apartments and facilities for perfect retirement living. **Come and see for yourself.**



Typical apartment lounge



"At Churchill Retirement Living we continually strive to be your retirement housebuilder of choice for an independent, secure and fulfilling lifestyle.

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

Spencer J. McCarthy
Chairman and Chief Executive Officer

Clinton J. McCarthy
Managing Director

Home is at the heart of 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 security.



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.

Our Lodges are conveniently located for the shops, services and local amenities you'll need to pursue your chosen lifestyle. You can enjoy outings, visits and holidays, knowing that your home is secure.

To ensure you have the time to enjoy your new lifestyle, all communal maintenance and upkeep of the

development is taken care of. All those irritating, time consuming jobs like window cleaning – and even the gardening – are now someone else's problem. You can just relax.

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 a management charge every 6 months, so you can budget with confidence.

Your free time is yours to enjoy and spend as you wish, with friends, neighbours, family or just by yourself.

The value of a happy retirement

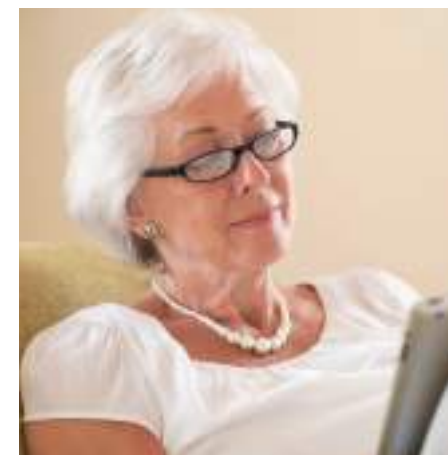
The value of a Churchill apartment is more than simply financial. Our retirement developments are designed to provide the best lifestyle choice for an independent, safe, secure and fulfilled retirement.

All Churchill developments are managed through our own management company, Millstream Management Services. So we are fully committed to the long term quality, maintenance and success of all our properties, and to maintaining the lifestyle benefits our Owners enjoy.

These are benefits that you simply can't get from other types of accommodation alongside the security and peace of mind this brings to many.

We also pride ourselves on creating a friendly community with regular social activities with like minded neighbours. You can be involved in as much or as little as you like.

A dedicated Lodge Manager will look after the development and be on hand to sort out any problems and relieve any worries you might have.



“A month after moving in, I fulfilled a lifelong dream to visit the Taj Mahal in India. Free from the responsibilities of a large house and the worries of living alone, I have been able to embrace my retirement.”

Mrs Winter, Dean Lodge

An ideal location, close to all you need

Situated in a quiet residential road in the desirable Wellswood Village area of Torquay and with spectacular coastal views, Sachs Lodge is a stylish development of 33 one and two bedroom retirement apartments.

Part of the beautiful English Riviera, Torquay combines the nostalgia of a traditional seaside town with contemporary palm trees, a busy harbour and an international marina. Enjoy long leisurely walks along the pier and promenade, and take in the town's relaxed atmosphere.

Make time to walk up the steps of Royal Terrace gardens and take in the amazing sea view across the Tor Bay which is magnificent, especially at night with the lights reflecting onto the sea.

The Princess Theatre offers a packed, year-round programme of entertainment including comedy, musicals and West End Shows and the Agatha Christie Company who visit the theatre every year during the Agatha Christie Festival week in September

This beautiful development of 33 one and two bedroom apartments is built on the site of the former Gleneagles Hotel which inspired John Cleese to write the classic sitcom 'Fawlty Towers' and enjoys glorious views over the dramatic Lyme Bay.

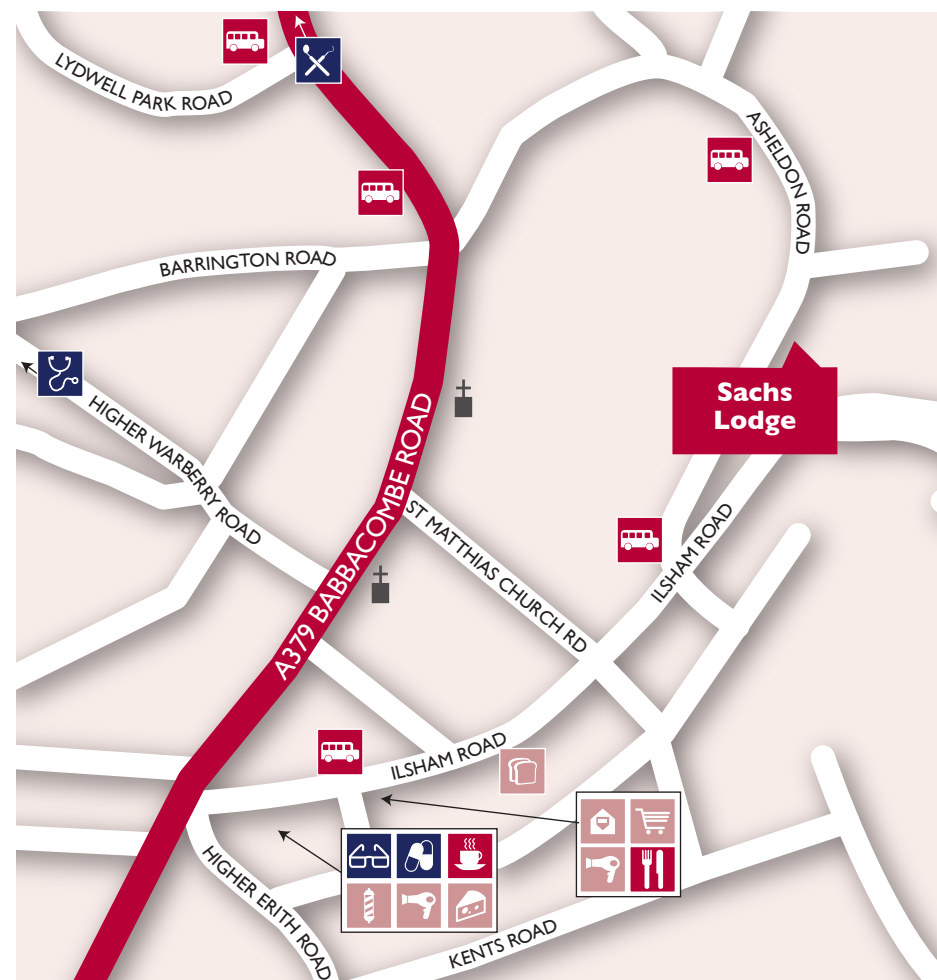
As you would expect from a coastal resort the sea is never far away; the development lies within a short walk of Ilsham Green a grassy expanse leading straight down to the sea and part of the South West Coast Path.

The development is well-located for the desirable Wellswood Village which has an excellent selection of local shops and amenities including a Post Office, a patisserie, a pharmacy, a wine bar and a deli, beauticians and hairdressers.

The marina, seafront and town centre are just a short distance away for shopping and entertainment. There are a number of award-winning restaurants and gastro pubs as well as the exclusive department store Hoopers which offers four floors of fashion and lifestyle ranges.

On the outskirts of Torquay there are two out-of-town shopping centres with high street favourites Marks & Spencer, Sainsbury's and Next as well as a choice of cafés and food outlets and ample free parking.

View across Lyme Bay from Sachs Lodge



Local amenities within easy reach of Sachs Lodge

Medical

- Dentist
- Doctors
- Opticians
- Pharmacy

Leisure

- Bus Stop
- Café
- Church
- Restaurant

Shopping

- Bakers
- Barbers
- Delicatessen
- Hairdressers
- Post Office
- Supermarket



The development and facilities at Sachs Lodge

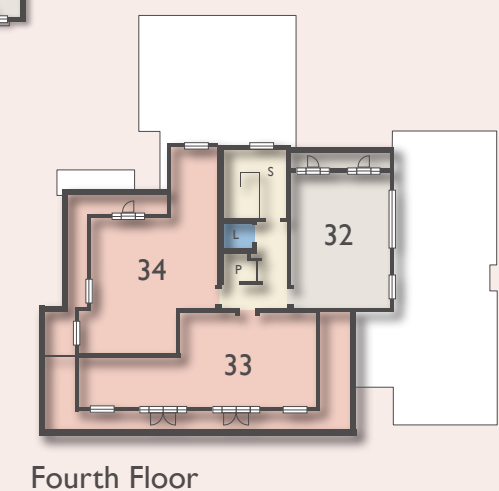
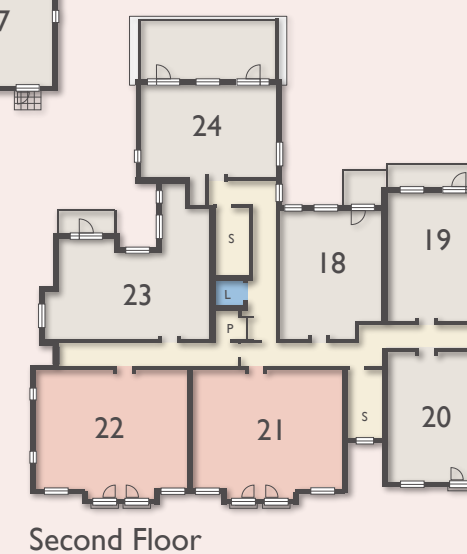
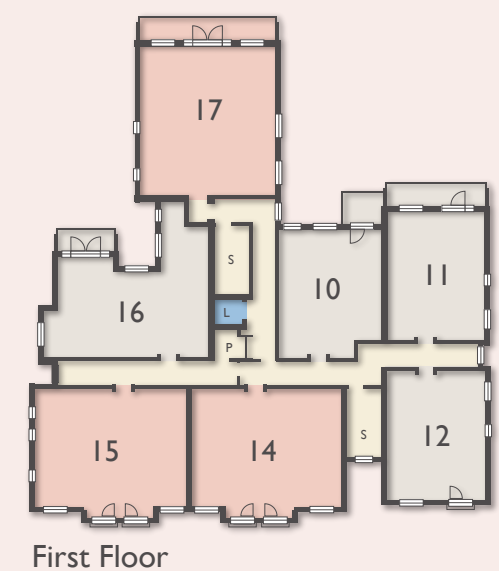


Lower Ground Floor

- Reception
- Lift
- Owners' Lounge
- Communal Areas

- One Bedroom Apartment
- Two Bedroom Apartment
- Guest Suite

- | | | | |
|-----|----------------|----|-----------------|
| BS | Buggy Store | L | Lift |
| E | Entrance | P | Plant Room |
| CB | Coffee Bar | R | Reception |
| CS | Cycle Store | S | Stairs |
| GS | Guest Suite | ST | Store |
| OFF | Office | RR | Refuse Room |
| OL | Owners' Lounge | WC | Communal Toilet |



Your perfect apartment

There is a choice of one and two bedroom apartments, and they may all vary slightly when it comes to dimensions and position of rooms. The plans below are examples of the typical layout of our apartments, showing how the living spaces are carefully designed for comfort, safety, maximum light and flexible space.



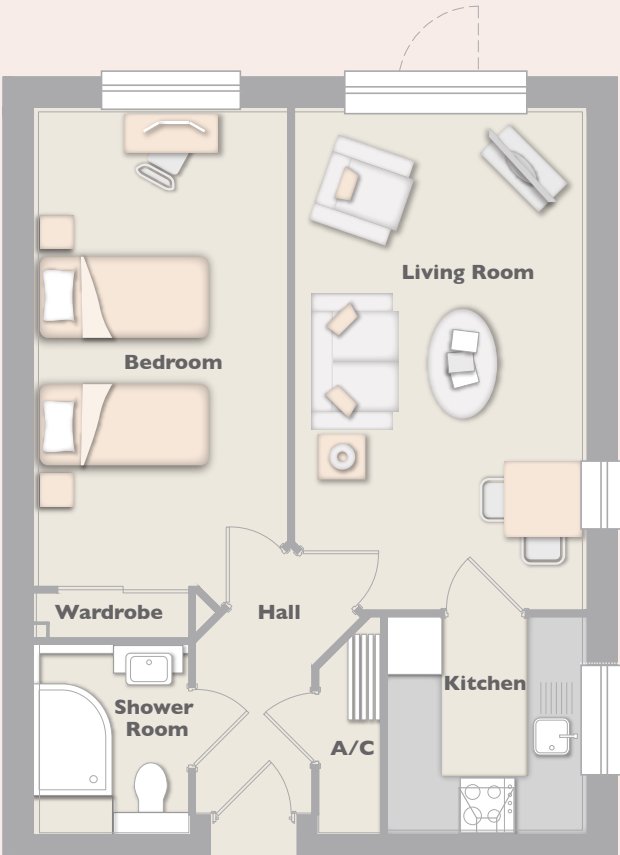
Typical shower room



Typical bedroom

Typical one bedroom apartment layout

Kitchen	7'2" x 7'10"	2180mm x 2380mm	Shower Room	5'6" x 6'11"	1665mm x 2100mm
Living Room	10'7" x 18'3"	3215mm x 5560mm	Bedroom	9'2" x 17'4"	2760mm x 5295mm



Typical two bedroom apartment layout

Kitchen	7'2" x 7'10"	2180mm x 2380mm	Bedroom One	9'4" x 19'11"	2845mm x 6070mm
Living Room	13'6" x 19'11"	4125mm x 6070mm	Bedroom Two	9'3" x 13'7"	2810mm x 4140mm
Shower Room	5'6" x 6'11"	1665mm x 2100mm			



Cloakrooms available in selected two bedroom apartments. All dimensions are maximum room size.

Home is at the heart of a sociable, well located retirement

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



We always make sure our developments are well located for local shops and transport links. In addition, each development is individually designed to blend comfortably with neighbouring properties to be a home you'll be proud to live in.

We use the very latest construction materials, fixtures and fittings, for maximum energy efficiency and low utility bills. A lift is provided to all floors, so using the stairs whilst carrying heavy shopping isn't a chore.

Your own apartment can be furnished and decorated however you wish, and all our developments have the added benefit of a Guest Suite to accommodate visiting family and friends.

A great deal of importance is placed on the communal gardens, providing a welcome retreat for you, your family and friends.

The beautifully furnished Owners' Lounge is a popular feature of the development and includes a coffee bar, for Owners to get together and socialise. The Owners' Lounge provides the perfect venue for entertaining, participating in activities organised by your Lodge Manager or just relaxing with a book, all designed with you in mind. You can join in as much or as little as you like, the choice is yours at Sachs Lodge.

"I love living here. There's a wonderful community and I've made lots of new friends. The Lodge Manager is extremely valuable and exceptional in helping me to settle in and feel at home in a brand new apartment, in a brand new area"

Joyce Thomas, Stokes Lodge, Camberley



Home is at the heart of a safe and secure retirement

At all of our Lodges, we aim to provide you with complete peace of mind, so you can relax and enjoy your new lifestyle.

You will often meet up with your neighbours in a Churchill development; there is a great sense of community which encourages friendships and social activity as well as being a huge reassurance at all times.

A 24 hour emergency Careline system is also provided via a discreet personal pendant which connects to a modern digital call alarm system found in your hallway. 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. This digital system also provides you with video (audio only if preferred) calls to help you keep in touch with your neighbours.

Video door entry is also provided through the call system allowing you to view a visitor on the large display screen before letting them in at the main entrance.

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

Sophisticated fire and smoke detection systems are fitted in all apartments and throughout the communal areas. Both the intruder and fire alarm systems are connected to the digital Careline system.

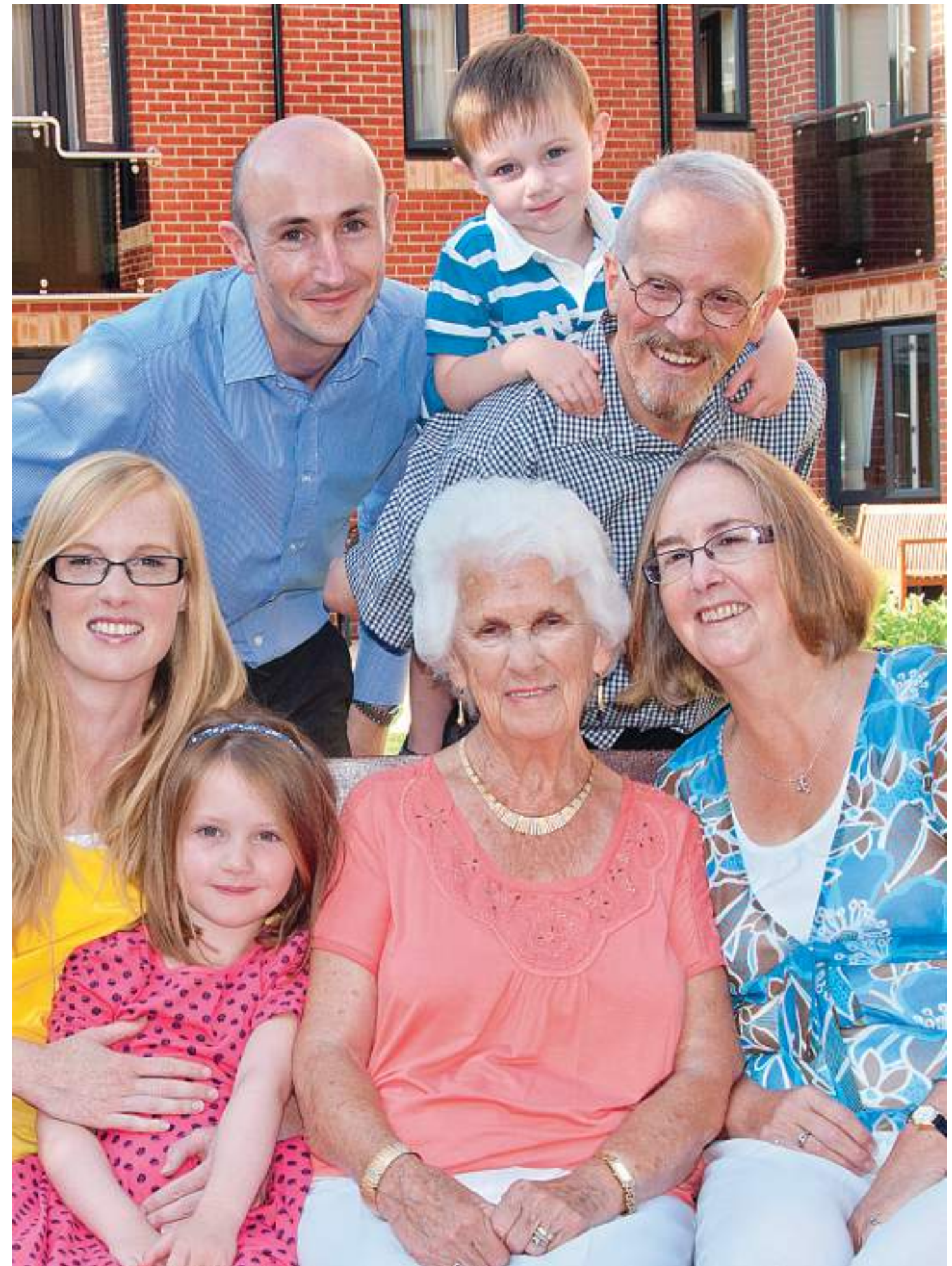
And finally, but most importantly, there is the Lodge Manager, who is responsible for the effective and smooth running of the development. We hope you will come to see him or her as a neighbour you may call upon. You'll find them a great help, from answering day to day queries, to keeping an eye on your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

All the above security features are included in your management charge, so they are always in place, providing you with peace of mind for a safe and secure retirement in your new apartment.



"We are a very independent couple but having the added security and benefits of having a Lodge Manager, especially for future peace of mind as we get older, is great."

Mr & Mrs Lacey, Simmonds Lodge



Home is at the heart of a comfortable, convenient retirement

Our developments have been carefully designed to make life easier, leaving you free to enjoy your retirement.

There are two big differences between Churchill Retirement Living and the other retirement options. First of all, everything in your Churchill apartment is brand new – never been used with guarantees – and, secondly, because it is your own private apartment, it can be personalised to your taste – just how you like it. Just think of it as a brand new start!

We have taken care of the essential specifications. 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 including built-in washer/dryer, 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 extractor hood. All apartments have a shower room with WC, with selected two bedroom apartments also having a separate cloakroom.

All heating and hot water, including each individual apartment in this development is provided by a ground source heat pump system. The system harnesses ambient energy within the underlying ground and converts it in a very efficient way. These systems are able to produce more energy than they consume and provide lower running costs for heating and hot water. Owners will benefit by having full control of their heating via thermostats and programmers whilst always having domestic hot water 'on tap'. All this without having the worry of an individual boiler and its associated costs.

All apartments are inspected by our Customer Services Department to ensure they are handed over with a first class standard of finish and quality.

Please check with the Sales Executives for details and specification of your chosen apartment.

Finally, as a thank you, all Owners of a Churchill apartment will receive a Reward Card, offering exclusive discounts from a number of national brands across the UK as well as local businesses in the area.



Typical Owners' Lounge



Typical apartment dining room



Typical apartment kitchen

Safety and Security

- Video door entry linked to your digital call alarm system
- 24-hour Careline support system provided via a digital call system
- 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
- Slip resistant flooring

Kitchen

- Fitted kitchen with integral fridge and frost free freezer
- Zanussi integrated washer dryer
- Brushed stainless steel, waist height oven
- Brushed stainless steel chimney hood
- Ceramic hob
- Stainless steel sink with mixer taps
- Vinyl flooring

Heating and Finishes

- Energy efficient and economical low carbon 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 development
- Lodge Manager
- Fully furnished Owners' Lounge
- Refuse room
- Double glazing throughout
- Telephone and television points in living room and main bedroom
- Fitted mirrored wardrobes to main bedroom
- Illuminated light switches
- Fully furnished Guest Suite
- Home internet shopping service*
- Constructed to NHBC standards with 10 year home warranty

*Online shopping for groceries is available through your Lodge Manager.

A well-managed community is
at the heart of your retirement

It is our policy to be completely transparent when it comes to costs – nothing is hidden, there are no surprises, you will know exactly how much to budget for.

The actual monthly costs vary depending on the location and the type of apartment you choose, but at any time, our Sales Executive will be able to give you an accurate figure for the specific home you are considering.

If you add up what it costs to live in your current home every month, that will give you a useful comparison when considering a move to Churchill Retirement Living. Your Sales Executive will be happy to help you with this.

As with any other leasehold property, the Management Charge includes ground rent, plus a service charge, which includes all exterior maintenance and redecoration, and upkeep of communal areas (hallways, lifts, stairs, paths, driveways etc.).

The Management Charge also includes many things you would have to pay for anyway: hot water in your own apartment, general heating, water and sewerage charges, buildings insurance and extras like window cleaning and garden maintenance. And it includes many of the things you would expect to pay extra for: the services of the full-time Lodge Manager, 24 hour Careline Monitoring, the furnishing, heating and cleaning of the Owners' Lounge, and more.

The Management Charge is competitive and there should not be any unexpected bills. Churchill also does not charge a transfer (exit) fee if you sell or sublet your property.

Accurate figures for individual apartments are supplied on a separate sheet, together with details of how the money is spent. Please ask for details.

Millstream Management Services

Millstream Management Services Ltd is an independent company, owned by Churchill Retirement Living. They 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.

They collect the Management Charge six-monthly, carefully select the Lodge Managers and administer the Lodge outgoings. A full breakdown of these costs is available on request at any time.

You will find full details and further information about Millstream Management Ltd on a separate leaflet, or on their website: millstreammanagement.co.uk.



Notes

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

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Sachs Lodge

Asheldon Road, Torquay TQ1 2QS

Please contact us on
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**The Retirement Housebuilder of Choice
for an Independent, Secure and Fulfilling Lifestyle**

 Connect with us on Facebook & Twitter 

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Tel: **01425 462100** Email: **enquiries@churchillretirement.co.uk**

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. Although every effort has been made to ensure accuracy, dimensions quoted are maximum room sizes, for general guidance only, and are subject to final measurement on completion of the actual apartment and development. They should not be used for estimating carpet sizes. Developments may be subject to variation in appearance. Gardens on the computer generated imagery may indicate several years' growth. Computer generated images are not to scale and are subject to change. The landscaping, trees, shrubs and gardens shown are illustrative only and may alter during construction. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement 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.

04/07/17

Churchill
Retirement Living 