



ESPRIT

PLATINUM  
SKIES



# Find Your New Beginning In The Heart Of Poole

Welcome to Esprit, our Platinum Skies development in the heart of Poole.

An oasis of calm within a thriving coastal town, our community is designed to let you live life to the full. Each of the 55 exclusive apartments offers innovative design combined with thoughtfully considered specifications to create a home that is easy to use, energy-efficient and future proof.

And what better place to spend your time in a town with so much to offer. Whether it's taking in the views of Poole Harbour or enjoying a cruise to Brownsea Island, discovering the many eateries and boutiques in Poole Old Town and surrounding villages of Ashley Cross and Canford Cliffs, or enjoying the busy schedule of events and festivals that happen all year round, Poole is truly a town with something for everyone.

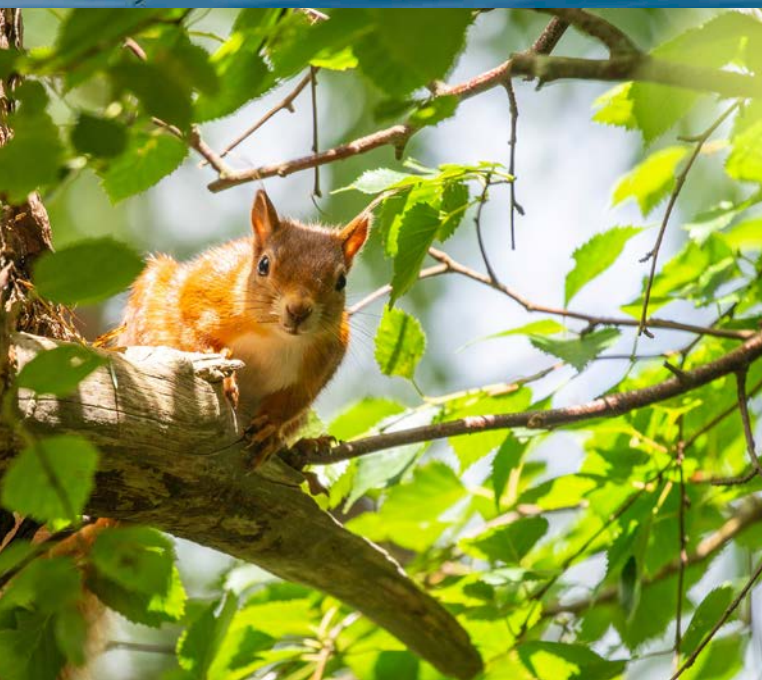
Within the community itself, the focus is on providing a welcoming social environment that includes an Owners' Lounge, Bistro and a Guest Suite for friends and family.

Everything you need in fact, to enjoy an independent life, with like-minded people.



Call 01202 012561

or email [getintouch@platinumskies.co.uk](mailto:getintouch@platinumskies.co.uk)





# Feel At Home With Your New Beginning

We don't just build homes for the over 55s. We design and create exclusive purpose-built communities, where people can thrive and live life on their own terms.

Part of that commitment means working in partnership with the government to make fully-supported independent living more affordable. It enables us to provide a safe and secure environment for like-minded people, with access to a range of lifestyle, support and care services.

## A caring, supportive community

You'll find your Platinum Skies neighbourhood is already a lively and helpful social network, but it's good to know there's someone on hand

to call on. That someone is your Community Manager, hand-picked to ensure you always feel safe, secure and supported.

As well as being highly trained in management and hospitality, they'll be the one co-ordinating the on-site events and activities. (We like to think of them as a cross between a concierge and a best friend.) You may not need healthcare support or assisted living services at the moment, but it's always there if circumstances change.



### What you can enjoy from living at Esprit

- Freedom to live your life the way you want to
- Friendly Community Manager on hand to help
- Supportive, active community
- Ever-changing social calendar of events
- Full range of amenities on hand
- Central location with excellent transport, shopping, leisure and medical services



## "My New Walking Friends"

"I love being outdoors and have always been a keen walker, so the nature reserves around Poole and the famous coastline of the neighbouring Purbecks are perfect for exploring. After a few trips out, some of my new neighbours asked if they could join in and now we have a group that likes to meet up and explore our new surroundings, which usually ends up in a spot of lunch somewhere!"

Esprit homeowner, Poole





# Where To Explore First!

Award-winning gardens and parks, a stunning harbour and coastline rich in history, the Lighthouse Arts Centre, and countless eateries and boutiques are just the beginning of what is waiting to be discovered

With the dizzying array of choices on offer in Poole, the Jewel of the South boasts a multitude of attractions.

Enjoy the views of the Harbour or a cruise to Brownsea Island. Or perhaps you'll choose a popular local attraction such as Compton Acres, one of the most important ornamental gardens in England. And the charming villages

of Penn Hill, Ashley Cross, and Canford Cliffs are all only a moment away and waiting to be discovered.

With the many events and festivals that happen all year round ranging from Classic car evenings on the Quay to the famous Poole Regatta, and the world-famous Sandbanks beaches and Jurassic Coastline on your doorstep, your days will always be packed.



Clockwise, from main image: Explore Brownsea Island and the harbour, Hop on a bus and discover the surrounding villages on Penn Hill, Parkstone and Canford Cliffs, A host of shopping opportunities await in Poole and surrounding areas, Compton Acres offers a delightful day out, The surrounding award-winning beaches are amongst the best in the world, A multitude of annual events like the Poole Regatta are always popular.





## All On Your Doorstep

An exclusive community less than a mile away from everything you'll ever need

At Esprit, everything you need to live well is right on your doorstep. You're only moments away from Poole Hospital and a choice of pharmacies, doctors and dental practises. The Dolphin Shopping Centre, supermarkets, theatre, parks and leisure centre are all within a few minutes walk.

Poole has good public transport systems that connect to several towns in the surrounding area. The nearby train station has a direct line to London which takes around 2 hours, and it's less than an hour's journey to get to Southampton. There is plenty of local bus routes visiting the surrounding villages, Bournemouth, Christchurch, and the New Forest.

### Shopping Centre

🚶 2 mins

### Doctor's Surgery

🚶 2 mins 🚌 1 min

### Sainsbury's

🚶 10 mins 🚌 9 mins

### Bus Station

🚶 3 mins 🚌 1 min

### Train Station

🚶 8 mins 🚌 3 mins

### Poole Park

🚶 8 mins 🚗 3 mins

### Hospital

🚶 4 mins 🚌 3 mins

### Poole Quay

🚶 16 mins 🚌 14 mins

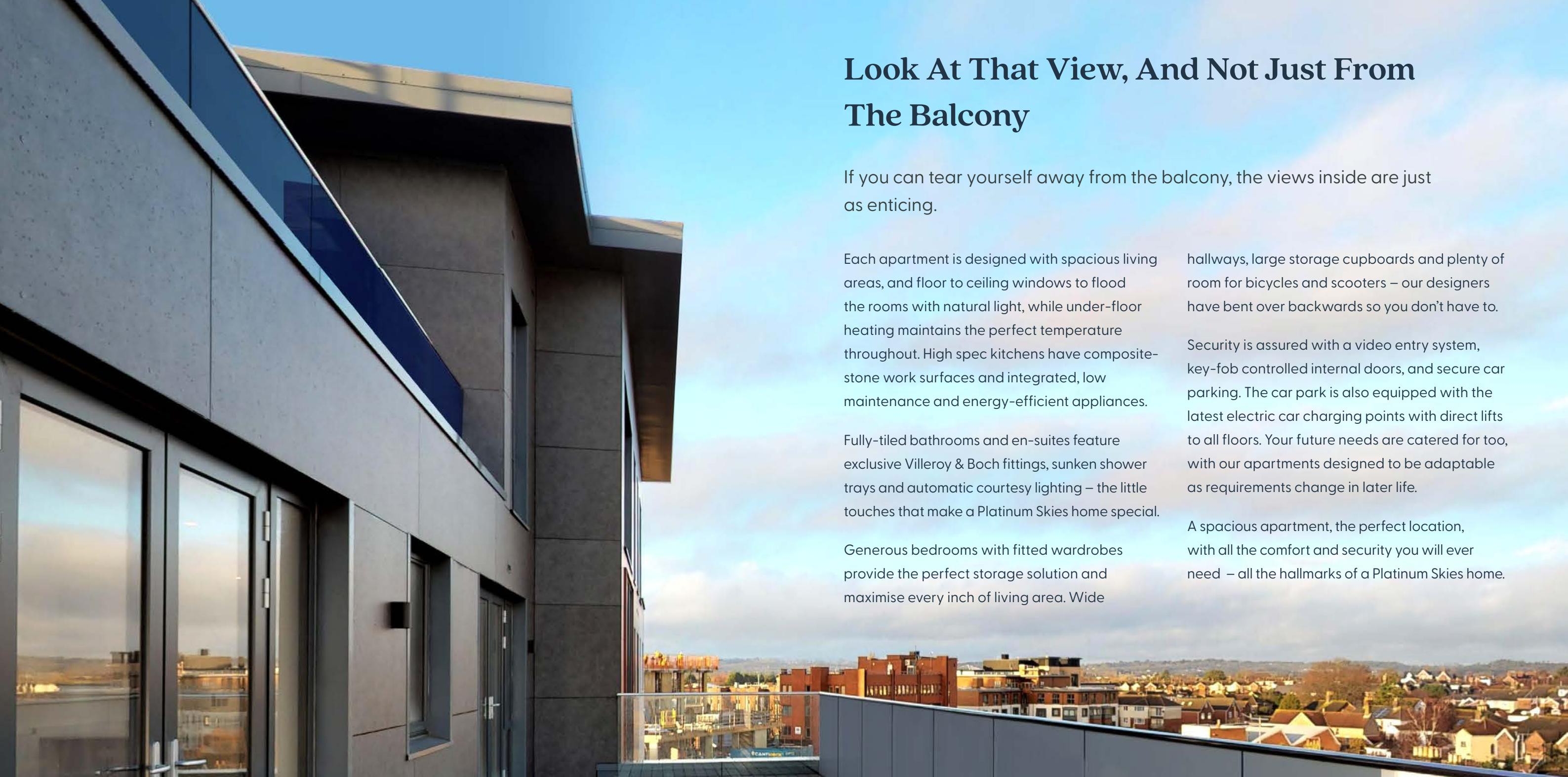




# Welcome To Esprit

- A variety of 55 exclusive, light-filled apartments to choose from
- 1 and 2 bedrooms
- Central location and close to all the amenities you need
- Balconies with views across Poole Harbour
- Community Manager
- Secure parking





## Look At That View, And Not Just From The Balcony

If you can tear yourself away from the balcony, the views inside are just as enticing.

Each apartment is designed with spacious living areas, and floor to ceiling windows to flood the rooms with natural light, while under-floor heating maintains the perfect temperature throughout. High spec kitchens have composite-stone work surfaces and integrated, low maintenance and energy-efficient appliances.

Fully-tiled bathrooms and en-suites feature exclusive Villeroy & Boch fittings, sunken shower trays and automatic courtesy lighting – the little touches that make a Platinum Skies home special.

Generous bedrooms with fitted wardrobes provide the perfect storage solution and maximise every inch of living area. Wide

hallways, large storage cupboards and plenty of room for bicycles and scooters – our designers have bent over backwards so you don't have to.

Security is assured with a video entry system, key-fob controlled internal doors, and secure car parking. The car park is also equipped with the latest electric car charging points with direct lifts to all floors. Your future needs are catered for too, with our apartments designed to be adaptable as requirements change in later life.

A spacious apartment, the perfect location, with all the comfort and security you will ever need – all the hallmarks of a Platinum Skies home.



### Key features

- Spacious apartments with balconies and views
- Owners' Lounge and Bistro
- Secure, gated grounds and parking
- Secure video entry
- A ten year new-home warranty
- Reassurance of being a part of the community







## Community And Dining

- Spacious Owners' Lounge is the social hub of the community
- Relaxing and contemporary with premium fixtures and fittings
- Direct access to Bistro and Guest Suite
- Bistro is exclusive to homeowners and offers an exciting menu
- Ideal for meeting neighbours or visiting family or friends
- Socialising with neighbours, family or friends



# What Shall We Do, Or Not Do, Today?

We provide ourselves on creating communities where like-minded people can live and laugh together.

One of the pleasures of life here is being able to choose just how much, or how little you want to be involved. Whether you prefer time to yourself or would prefer a more active lifestyle, there's always plenty going on. You might decide to meet up with neighbours and friends for a coffee - 'Shall we say 10 o'clock in the Owners' Lounge?' Or perhaps you'll choose lunch with friends and family at our Bistro. Whether it's a cup of coffee over the morning paper or dining for a special occasion, the bistro combines the perfect menu with a relaxing environment to enjoy it in.

Or perhaps people will soon be arriving to see you? There's a Guest Suite where friends and family can stop-over in comfort.

You can also look forward to a varied programme of pay-as-you-go activities throughout the year, from keeping mind and body on the go, to other pursuits further afield. If you're up for it we'll make it happen. But maybe you just fancy curling up in a corner somewhere with a good book. Whatever you choose to do, we're here to help smooth the way.







# Esprit Apartments

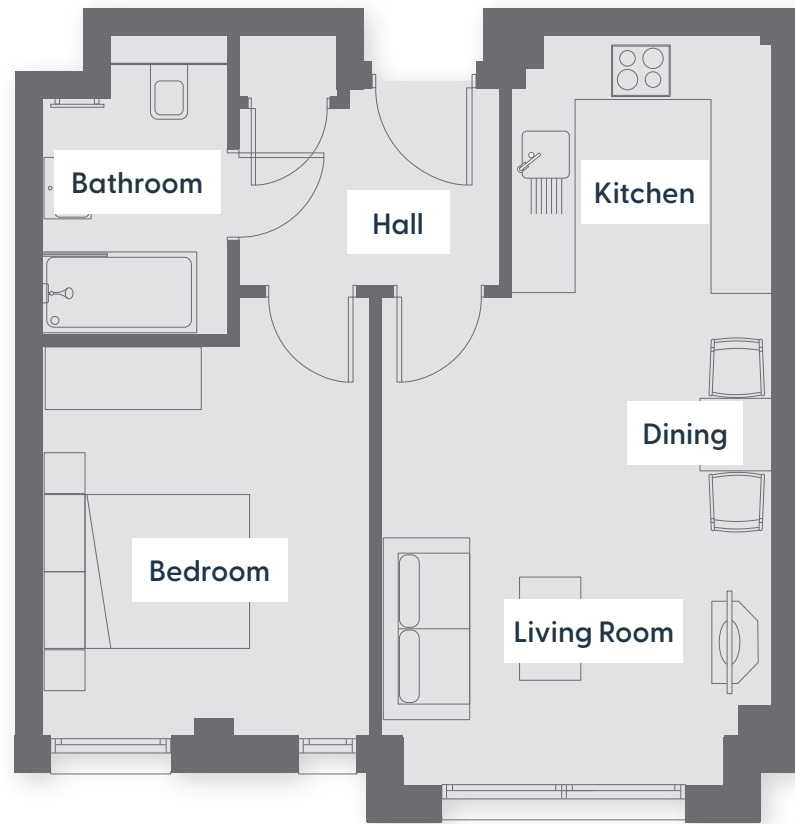
- Every home within Esprit has been designed to encourage independence
- Each of the 1 or 2 bedroom apartments are flooded with light
- Homes that are spacious, light-filled, energy efficient and low maintenance
- Wide corridors, spacious kitchens, generous bathrooms to move around with ease
- Walk in showers with external controls, so you can set the temperature before you enter
- High quality instead of luxury



# 1 Bedroom Apartment

## Ground Floor Apartment 2

<b>Living / Dining</b>	6.90 x 5.75 m. max
<b>Room</b>	2.90 x 2.12 m. max
<b>Kitchen</b>	5.75 x 3.90 m. max
<b>Bedroom</b>	2.36 x 2.07 m. max



1 bedroom apartment example  
(Number 7)



1 bedroom apartment example  
(Number 8)



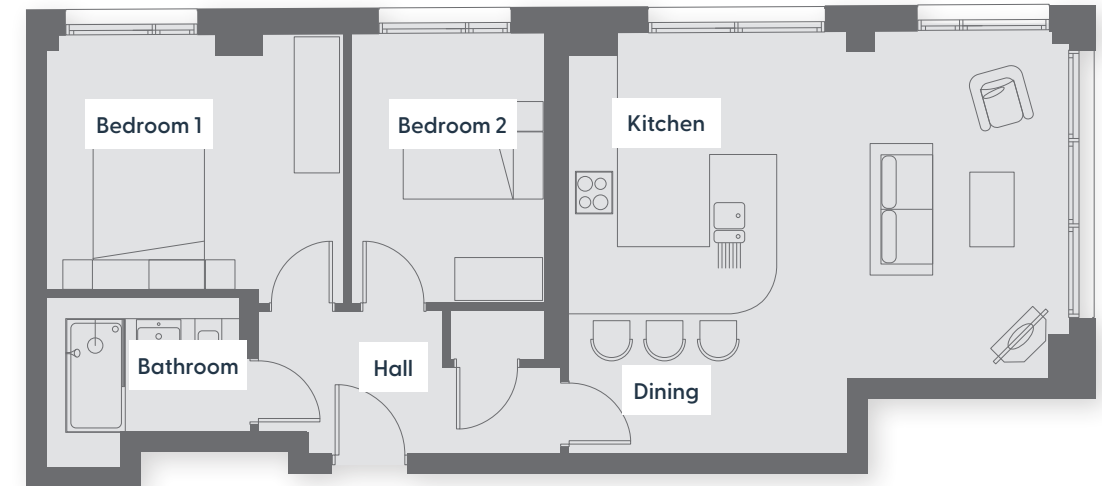




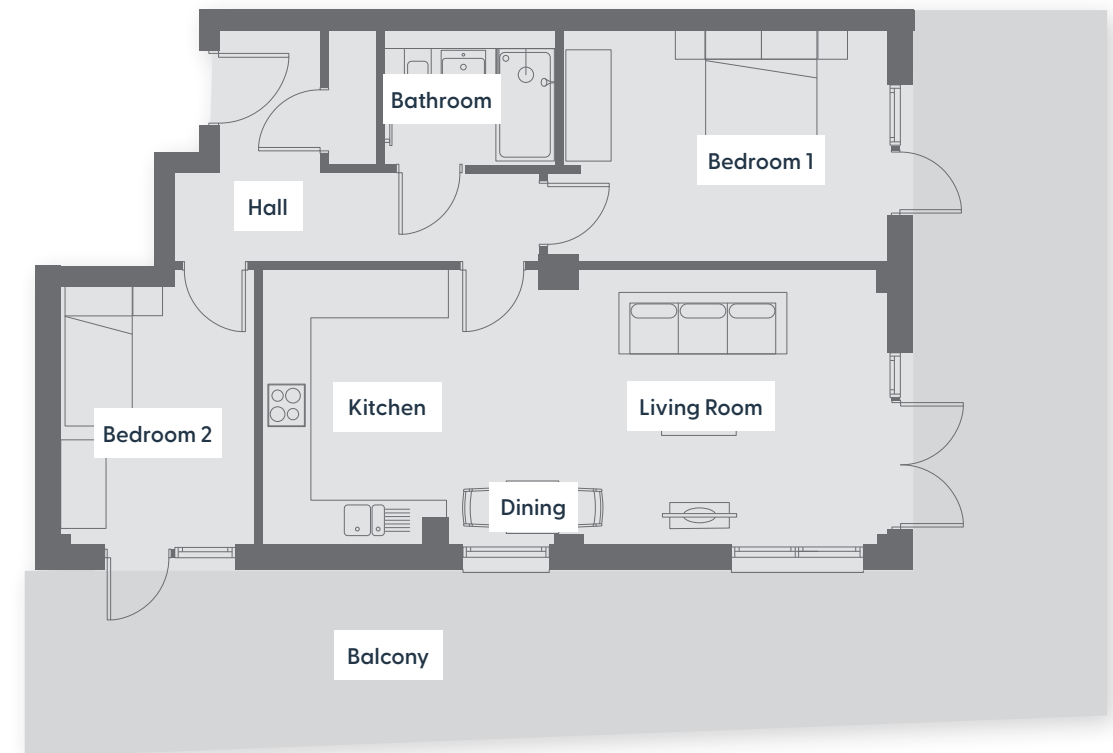
## 2 Bedroom Apartment

First Floor / Second Floor Apartment 4

<b>Living / Dining Room</b>	5.74 x 5.84 m. max
<b>Bedroom 1</b>	2.35 x 2.57 m. max
<b>Bedroom 2</b>	3.16 x 3.63 m. max
<b>Bedroom 3</b>	4.60 x 3.22 m. max
<b>Bedroom 2</b>	4.70 x 2.60 m. max
<b>Bedroom 3</b>	2.40 x 2.60 m. max
<b>Bathroom 1</b>	4.45 x 2.03 m. max



2 bedroom apartment example  
(Number 4)



Large 2 bedroom apartment example  
(Number 50)





## Specifications

### Entrance Hall

- Solid core entrance door
- Telephone point
- Utility with plumbing for a washing machine (in most apartments)

### Kitchen

- Contemporary fitted kitchens with clean lines finished in cashmere gloss or light grey gloss
- Polished stone composite kitchen worktop
- Integrated appliances\*: Fan assisted single oven, convection microwave, ceramic hob, fridge freezer, dishwasher, washer dryer\*
- Single lever stainless steel kitchen mixer tap
- Stainless steel under-mounted bowl and a half sink\*
- Under cupboard LED lighting
- Luxury vinyl tile flooring in English Oak colour
- Recessed LED down lighters
- Radiator

### Living Area

- Open plan living
- Fitted carpet

- Recessed LED down lighters with dimmer
- Radiator

### Bathrooms

- Villeroy & Boch semi-recessed basin
- Freestanding single lever basin mixer tap
- Mirrored medicine cabinet, with built-in shaver socket and lighting
- WC with soft close hinges, concealed cistern and dual flush
- Apartments with an en-suite have the main bathroom fitted with a 1700 x 700mm steel bath with anti-slip finish
- Apartment with main bathroom fitted with a 1500 x 800mm shallow profile anti-slip shower tray\*
- En-suites fitted with a 1500 x 800mm anti slip shower tray\*
- Showers are fitted with a glass shower screen, fixed shower head & wall mounted shower hose
- Recessed thermostatic valve conveniently positioned to adjust water temperature before entering the shower or bath
- Recessed LED downlights
- En-suites+ have a Villeroy & Boch wall-

- mounted vanity unit, with white ceramic basin with wall behind clad in silver mirror
- Main bathrooms provided with a medicine cabinet
- Walls finished in full height porcelain tiles (ceramic tiles behind bath & shower)
- Electric heated towel rail
- Low level LED courtesy light with motion sensor
- Underfloor heating with thermostatic control

### Bedrooms

- Master bedrooms with built-in wardrobes
- Fitted carpet
- Decorative glass and chrome ceiling pendant light with dimmer switch
- Lighting 2-way-switched from side of bed in master bedroom
- Radiator

### Communications

- Television point in bedrooms and living area (cable TV enabled)\*\*

- Telephone point in hall and living area

### Utilities

- Metered hot water and heating
- 13 amp power circuits

### Balconies+

- Glass balustrade with chrome finished hand rail to perimeter
- Composite timber effect decking
- Wall lights controlled from living area

### Security

- Security fob access control to building entrances
- Video entry phone system to all apartments
- Apartment doors with spy hole and euro profile sash lock and thumb-turn lock
- Mains supply smoke and heat detectors

Proud to work in partnership with



### Notes

Variations occur between apartment types, please refer to the sales team for individual apartment kitchen and bathroom schedules.

\* Selected plots only

\*\* Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner.

+ Where applicable



# Shared Ownership, A Welcome Home

You might have heard of Shared Ownership and thought it was simply for first-time buyers. But as part of the government-backed initiative, Older Persons Shared Ownership is available exclusively to people aged 55 or over.

## So how does it work?

Well, with a Platinum Skies property, you purchase a share – typically 50% of the property – then pay a low rent on the remaining share.

As you only pay part of the full market value, you can use the freed-up money for things that matter most. Maybe that's a long overdue holiday, a new car or simply helping out your family – how you use it is entirely up to you.

More importantly, you retain property ownership, so you'll still benefit from a secure asset that could appreciate over time.

Of course, it may be that Shared Ownership doesn't suit your particular circumstances. In which case we also offer the option to purchase a property outright.

## So where's the catch?

As unlikely as it sounds, there really isn't one. Along with a small service charge for upkeep and maintenance, the rent can be paid from your pension, or by investing any spare capital from the sale of your current home.

You can rest assured knowing the rental charges and fees are set according to government guidance. And maintenance services are delivered on a not-for-profit basis so charges are kept as low as possible.

If you're moving from a large home, you'll probably make a saving on Council Tax. Fuel bills are likely to be cheaper too, thanks to the energy-efficient quality of our homes. And, with Platinum Skies as your long-term partner, you can count on us to keep everything in tip-top condition.

## How does Shared Ownership work?



## "I couldn't be happier"

“ My new Platinum Skies apartment is wonderfully modern, and just the right size for me. It was hugely beneficial moving to somewhere brand new, guaranteed to be low maintenance”

**Chapters homeowner, Salisbury**



# A Weight Off Your Mind, The Wait Out of Moving

Our Platinum Exchange Plan makes the process of moving home as smooth and stress-free as possible. Whatever the age, condition or location\* of your old property, your home will be considered for our Exchange Plan, offering a guaranteed sale. You'll receive full market value and save on agent's fees and legal fees.

You could secure the Platinum Skies home of your choice right away and move in while your old property is being sold. No delays, no worries about finding a buyer. We'll take care of the packing and removals, so just leave it all to us and start looking forward enjoying your new lifestyle.

\*Your existing property must be in England or Wales only.



- We're only happy if you're happy
- Think of us as your new life partners
- We can manage your move for you





# Your Questions Answered

You're bound to have a lot of questions. The most common ones are featured below, but feel free to contact us if you have any others.

## What is fully-supported living?

In many ways, living in one of our properties is much the same as living anywhere. Your home is yours to furnish and decorate as you please. Invite friends and family over and it's up to you to keep the place spick and span.

On top of this, fully-supported living brings added security and peace of mind. Your home will be part of a purpose-designed community, chosen for easy access to essential facilities and care services. Thought is given to making sure everything is accessible and help is never far away if you need it.

## Are family and friends able to stay?

Absolutely. Family and friends are important and this is your home, so we have a dedicated guest suite where your visitors can stay. There's a small fee for this and you'll need to book in advance with your Community Manager.

## Who can live at Platinum Skies?

Anyone over 55 is welcome.

## Can I bring my pets?

Yes, of course. We understand how having a pet around can add to our happiness and wellbeing. So feel free to have your pet move in with you.



## “The Unofficial Bowls Club”

“One of the best things about a Platinum Skies life is meeting new people who are rekindling their sense of adventure and keen to try new things. It's so exciting after having lived on my own for a while before moving to Esprit.

One of my new neighbours is a keen outdoor bowls enthusiast, and after a few days of moving in had discovered a local bowling club was close by. Before long, he had persuaded a couple of homeowners to join him for a game, and now there's a little group that play most weekends. It's one of those unexpected bonuses that make it all so enjoyable, it certainly wouldn't have happened in my old life!”

Esprit homeowner, Poole



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# PLATINUM SKIES

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