



QUANTOCK HOUSE

PLATINUM
SKIES



Find Your New Beginning In The Heart Of Taunton

Welcome to Quantock House, a purpose-built community of 89 exclusive 1 and 2-bedroom apartments.

Inspired by the breathtaking views towards the Quantock Hills, each apartment offers innovative design combined with thoughtfully considered specifications.

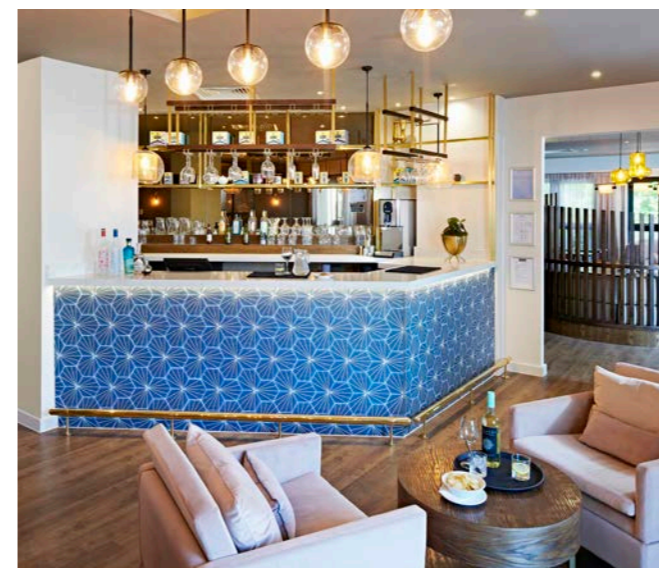
Within the community itself, the focus is on providing a welcoming social environment that includes an Owners' Lounge, a bar, bistro and a Guest Suite for friends and family.

Nestled within private gardens screened by established oak trees, Quantock House is just a short stroll from Taunton's finest restaurants, boutique shops, theatre and art centre.

Everything you need in fact, to enjoy a fully-supported, independent life.



Quantock House in Taunton is available now - call 01202 012 564 or email 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.



- 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



"It's everything I wanted"

"I grew up in this area and I wanted to move back to reconnect with my friends. Being so close to the local amenities means that I have easy access to everything I need, not to mention the beautiful lounge area on site where I can meet up with them all."

Platinum Skies homeowner

What Shall We Do, Or Not Do, Today?

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

But 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 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?'

Maybe a light lunch in the Bistro (that would give you enough time for a little indulgence in the Treatment Room beforehand). People coming 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.



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 50% 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.

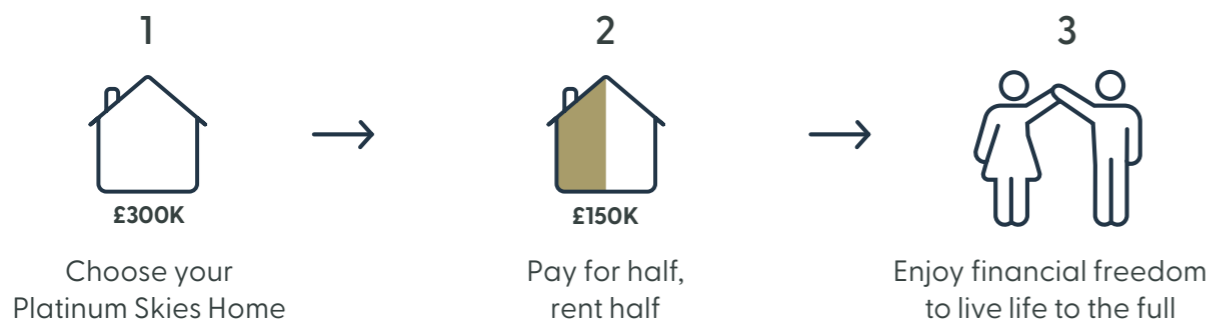
So where's the catch?

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"

Platinum Skies homeowner

Quantock House Apartments

89 exclusive, light-filled apartments

Balconies with views to the Quantock and Blackdown Hills

Bistro, bar, owners' lounge and treatment room

Community Manager

Secluded gardens and secure underground parking



SELLING FAST

Search for Platinum Skies Townhomes
01262 012564



Look At That View, And Not Just From The Balcony

It isn't just the magnificent Quantock and Blackdown hills that are so visually appealing. 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. Premium kitchens have composite-stone work surfaces and the latest integrated, low maintenance and energy-efficient appliances from Neff.

Luxurious, fully-tiled bathrooms and en-suites feature exclusive Villeroy & Boch fittings, warmed tiled floors and night-time 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.

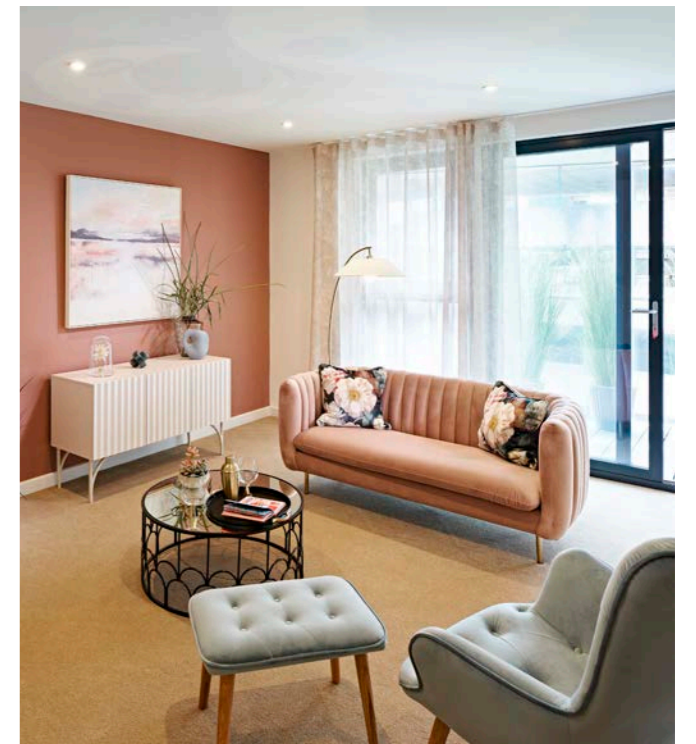
Security is assured with a video entry system, key-fob controlled internal doors, and secure underground car parking. The car park is also equipped with the latest electric car charging points, has lifts to all floors, and level foot-access to street level. Your future needs are catered for too, with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

A spacious apartment, an outstanding view, comfort and security – all the hallmarks of a Platinum Skies home.



Key features

- Community Manager
- Communal lounge and bistro
- Full lift access to all floors
- Secure video entry
- Spectacular views of Taunton, the Quantock Hills, and beyond
- Underground parking and electric charging points
- Secluded and sheltered landscaped gardens



Example 1 Bedroom Apartment

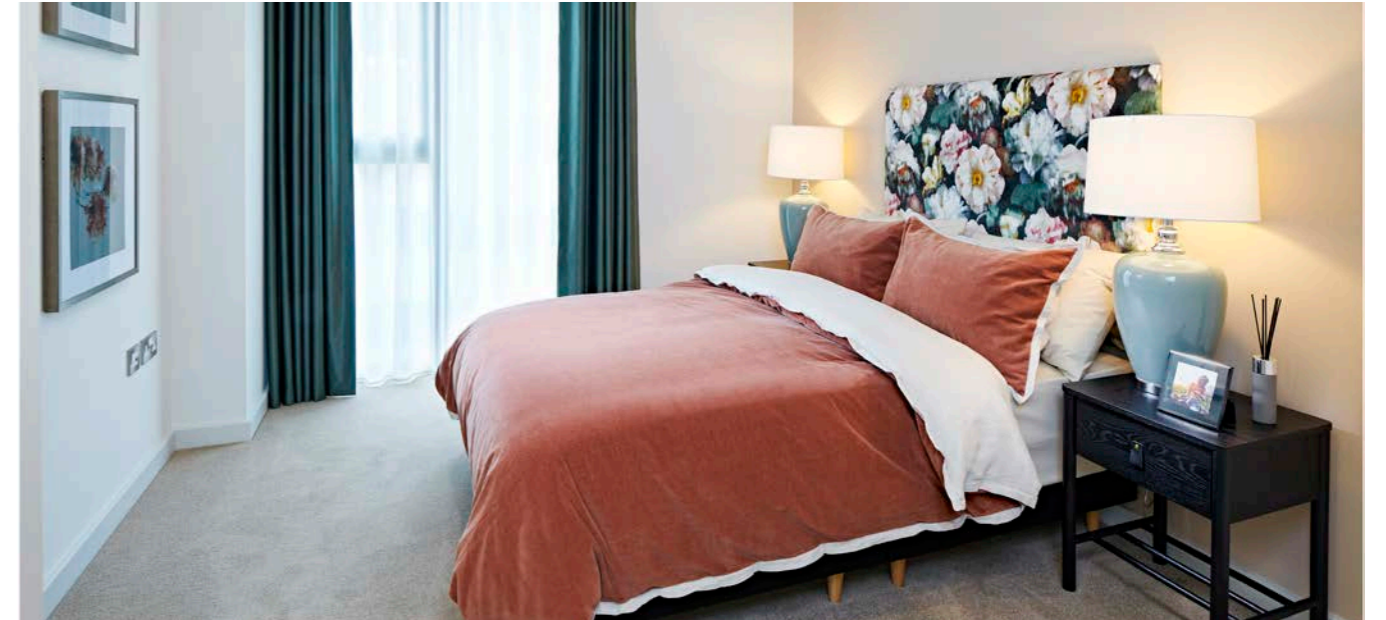


Example 2 Bedroom Apartment



Average apartment size
88m² / 944ft²





Specifications

Entrance Hall

- Oak veneer solid core entrance door (apartments)
- Telephone point (where possible)

Kitchen

- Contemporary fitted kitchens with clean lines. Finished in cashmere gloss or light oak (apartments),
- Polished stone composite kitchen worktop
- Integrated appliances: Neff slide and hide fan-assisted single oven, microwave, induction hob with telescopic hood, fridge freezer, washer-dryer, Bosch dishwasher
- 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 contemporary oak
- Recessed LED down lighters

Living Area

- Open plan living
- Fitted carpet
- Recessed LED down lighters with dimmer (apartments)
- Underfloor heating with thermostatic control

Bathrooms

- Villeroy & Boch semi recessed basin
- HIB mirrored medicine cabinet, with built-in shaver socket and lighting
- Villeroy & Boch wall-hung 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
- En-suites fitted with a 1500 x 800mm anti slip shower tray
- Apartments with main bathroom fitted with a 1700 x 800mm shallow profile anti-slip shower tray
- Showers are fitted with a glass shower screen, fixed shower head & wall mounted shower hose
- Vado recessed thermostatic valve conveniently positioned to adjust water temperature before entering the shower or bath
- En-suites* have a Vitra 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 ceramic tiles
- Porcelain floor tiles
- Electric heated towel rail with thermostatic control

- Recessed LED downlights
- Underfloor heating with thermostatic control

Bedroom

- 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
- Underfloor heating with thermostatic control (apartments and houses only)

Communications

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

Utilities

- Metered hot water and heating
- Underfloor heating throughout
- 13 amp power circuits

Balconies†

- Glass balustrade with chrome finished hand rail to perimeter
- Composite timber effect decking

- Wall lights controlled from living area (apartments)

Security

- Security fob access control to building, gardens and car park entrances
- Video entry phone system
- Doors with spy hole and euro profile sashlock and thumb-turn lock
- Mains supply smoke and heat detectors

Notes

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

** 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

Proud to work in partnership with



Decisions, Decisions, Where To Explore First

The central location of Quantock House means everything Taunton has to offer is right here on your doorstep.

Take your pick from the variety of stores at the nearby Orchard Shopping Centre, or the high street with its enticing mixture of traditional names, charming boutiques and independent shops. Get a bite to eat at one of the many popular cafés and restaurants just waiting to be discovered.

Taunton Castle and the Museum of Somerset offer an ever-changing variety of exhibitions and special events, and the Brewhouse Theatre and Arts Centre is a wealth of history and culture. The hugely popular Taunton Flower Show always attracts large crowds, while the antiques and weekly farmers' markets all add to the variety. There's also a lively social scene - local clubs and societies pursue all manner of hobbies and interests, and the town library is right next door.

The County Cricket Ground and Somerset Cricket Museum is only a short walk away from Quantock House, while the nearby Vivary Golf Club is perfectly suited for players of all ages.

If nature and country walks are more to your liking, the tranquility of the River Tone and the Bridgwater and Taunton canal offer views and wildlife in abundance. The perfect location for an afternoon stroll.

The Georgian splendour of Taunton is rich with character. This is a county town with an identity truly all of its own.

For more information about Taunton's local attractions visit: visitsomerset.co.uk/taunton





Getting Around

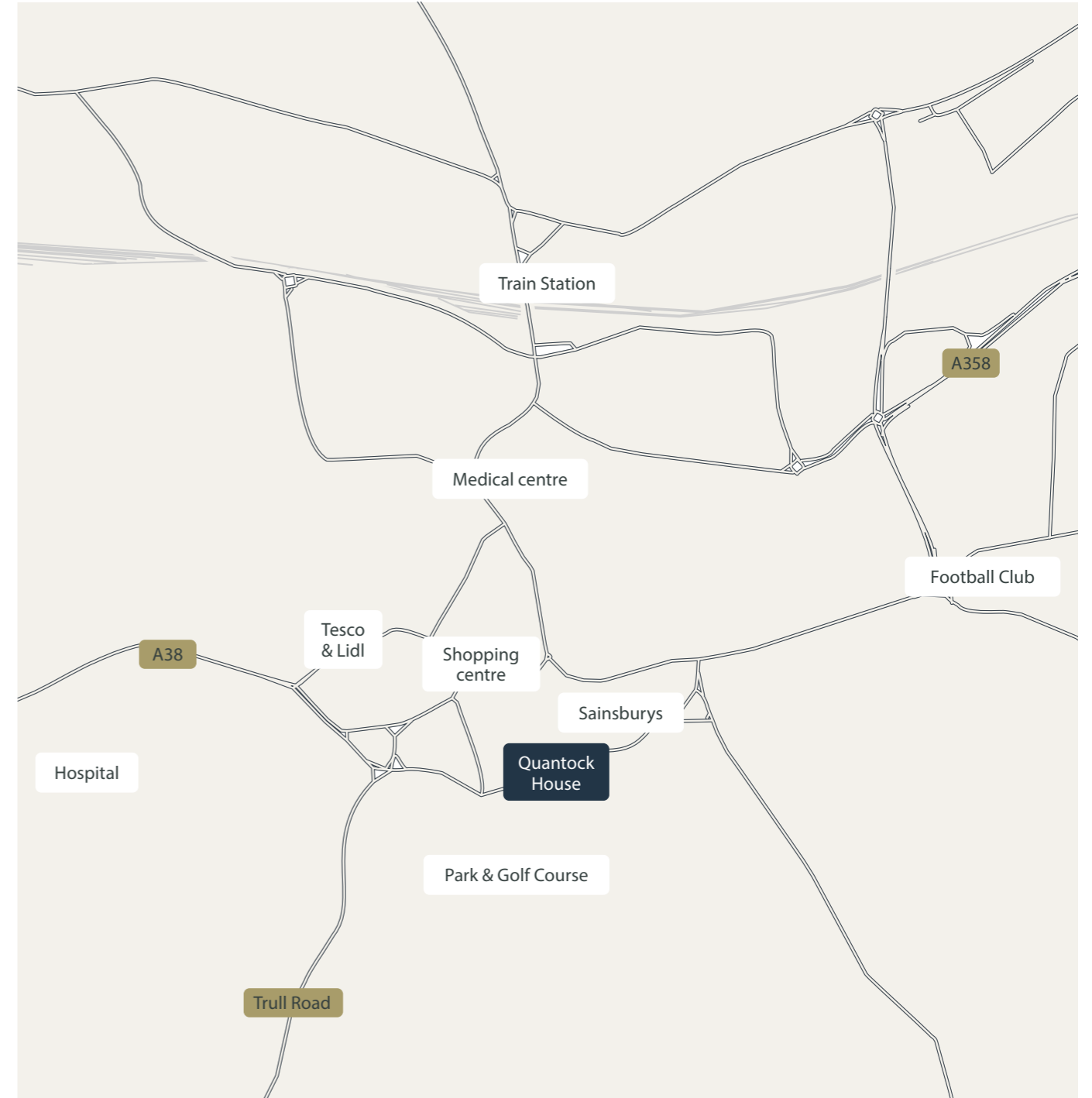
Because Quantock House is located at the edge of the town centre, walking is the easiest and simplest way to get about.

But cycling is a great alternative and Quantock House has its own secure cycle store area. Somerset County Council has produced a series of walking and cycling maps to help you explore the county using a network of off and on-road routes.

If you'd prefer to take a bus, Somerset has an extensive public transport network. The nearest bus stops are located on Fore Street, a three-minute walk from Quantock House, providing access to numerous bus services.

Taunton railway station is approximately one mile from Quantock House and taxis are always readily available.

New homeowners at Quantock House are also entitled to a Travel Voucher. Worth up to £150, the voucher can be used to help towards the cost of public transport journeys or for travel items such as walking, cycling and clothing equipment.



Bus stop
 3 mins

Tesco Superstore
 12 mins 10 mins

Church
 4 mins

Medical Centre
 12 mins

Train Station
 6 mins 10 mins

Lidl
 9 mins 9 mins

Museum of Somerset
 4 mins

Taunton Post Office
 3 mins 3 mins

Sainsbury's
 6 mins 5 mins

Morrisons
 10 mins 9 mins

Hospital
 12 mins 12 mins

Barclays
 3 mins 3 mins

M&S
 2 mins 1 min

ASDA
 24 mins 13 mins

Shopping centre
 3 mins

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 to 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.

Will I get a garden?

We all know how much pleasure comes from nature and the changing seasons. So throughout the grounds we've created outdoor spaces to enjoy, with courtyards and landscaped gardens, water features, and plenty of seating.



"He's my best friend"

"My cat and I have been companions for as long as I can remember. I love that he was allowed to move in with me, it's one of the main reasons why I moved to a Platinum Skies home. Not all developments accept pets and some don't actually allow pets in the grounds. The team have been so helpful and nothing has been too much trouble."

Platinum Skies homeowner

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Telephone - 01202 012564
platinumskies.co.uk

PLATINUM SKIES

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