



McCarthy & Stone

— Retirement living to the full —

Birch Place

Stylish retirement apartments | Crowthorne



Computer generated image

Welcome to Birch Place

Birch Place is a Retirement Living Plus development, brought to you by McCarthy & Stone.

Designed exclusively for the over 70s, this development comprises a selection of 51 one and two bedroom apartments, many of which include a private walk-out balcony. Birch Place benefits from stylish facilities including a homeowners' lounge to socialise with neighbours, a bistro restaurant[^], serving freshly prepared food daily and a salon[^] in which to relax and unwind whilst enjoying an array of beauty treatments.

Flexible support packages[^] that can be tailored to suit your needs are available at Birch Place, as well as a management team on-site 24 hours a day, allowing you to sit back, relax and enjoy your retirement.



Typical homeowners' lounge

"It's so lovely to be part of such a close knit community. The bistro creates sociable occasions, where homeowners come together and create lasting friendships."

Head Chef, Swift House, Maidenhead

[^]An extra charge applies.

"The fact that we can shut the front door and be safe in the knowledge that there are friendly staff always on site is a huge benefit and an important aspect for us."

Homeowner, McCarthy & Stone



Typical living room



Typical master bedroom



Typical kitchen

Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Principles*, our high quality Retirement Living Plus apartments are carefully designed and built with pride and attention to detail. There's a fully fitted kitchen, a spacious level access shower room and to selected apartments, walk-in wardrobes and walk-out balconies. Chrome door furniture and walls painted in a neutral colour emulsion combine to make these truly desirable apartments.

Designed with you in mind

All Retirement Living Plus developments are wheelchair friendly and there's a secure mobility scooter room to store and charge your vehicle**. If bending and lifting is a concern, you'll notice that the ovens and plug sockets are a convenient height. There is also slip resistant tiling in the shower room, a walk-in shower and lever taps for ease of use.

The safety features extend into the development where you'll find a lift and handrails along the hallways.

Peace of mind guaranteed

Knowing that help is at hand creates a sense of wellbeing. There's a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom, as well as on-site management 24 hours a day. You'll be able to see who's calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches. You can relax knowing that you are safe and secure.

*Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. **Spaces subject to availability.



Bistro

Example menu

Breakfast

Granola & Yogurt Fruit Board

Choose from the following items to build your own breakfast...

Farmhouse sausage, grilled bacon, mushrooms, tomato, hash brown, baked beans & eggs cooked to your liking

Lunch Bites

Baguettes & Sandwiches

Served on a choice of baguette or white/wholemeal bread with Kettle Chips® & a side salad

Jacket Potatoes

Freshly oven baked potatoes with a choice of fillings

Salads

A delicious selection of fresh and healthy salads

Main Meals

Cottage pie

Roast leg of lamb

Breast of chicken stuffed with broccoli and brie

Desserts

Sticky toffee pudding

Lemon and almond sponge

Banana split with chocolate sauce

Afternoon Tea

A selection of freshly made finger sandwiches, homemade cakes and scones served with fruit preserve and clotted cream, plus a hot beverage of your choice

Hot & Cold Beverages

Tea, coffee, fruit juices, canned drinks, still & sparkling water

Stylish facilities for you to enjoy

Outside of your apartment, there are extra facilities to enjoy. At the heart of the development is our counter service bistro restaurant and the stylish homeowners' lounge. It's a lovely place to meet up with friends old and new and is convenient if you don't want to cook for yourself. The bistro serves breakfast, a hot dish of the day and various light snacks. It also serves an array of teas, coffees and pastries.

Enjoy the development

The stunning bistro[^] and homeowners' lounge is designed for you to relax and dine with your new neighbours.

The salon offers a sanctuary in which to retreat and relax. Comprising a hair salon and treatment station, the in-house suite gives you the opportunity to book an appointment in advance and enjoy pampering all in the comfort of your development[^].

The fully equipped laundry room provides everything you require for all your washing, drying and ironing needs. The machines are helpfully raised, so there's no need to bend and lift.

We also have guest en-suite accommodation[^] with TV and tea and coffee making facilities available for your friends and family to stay, making it easier for you to host your loved ones.

Socialising with new friends

Socialise as much or as little as you like; your Estates Management team are on hand to facilitate events and activities that you can choose to be part of. Typically, you'll find there are book clubs, film nights and day trips which can be booked. You can invite your friends and family to dine with you at the development, participate in the events and celebrate all the major occasions throughout the year.

Relax in the landscaped gardens

You can sit back and relax in the beautiful landscaped gardens that are thoughtfully designed to delight you throughout the seasons. Awaken your senses with the scents of a variety of blooms and enjoy barbecues in the summer evenings with friends.





A support and management team you can trust

Retirement Living Plus gives you much more than just a beautiful new apartment. We have a wonderful support and management team that are part of the McCarthy & Stone company at the heart of the development that you will get to know and trust.

Introducing YourLife

YourLife is regulated by the Care Quality Commission; each Estates Manager who leads the team at the development is personally registered with the Commission. To read the CQC's independent evaluation of our provision, please see: www.cqc.org.uk/search/yourlife**

We understand that to provide excellent customer service we need outstanding people. YourLife ensures that their staff have the skills to do a first rate job, invests in training and encourages career development. All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before they commence work alone at the development.

Domestic assistance is included

One hour of domestic assistance per week, per apartment is already included in your service charge, so many time consuming chores like bed changing and cleaning can be a thing of the past.

You can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. You can book these on a temporary basis, as a one-off or on a regular basis – the choice is yours. Unlike in a traditional care home environment, you will only pay for the support you need.



"It's a real benefit having the bistro on-site serving such tasty food. I don't have to worry about cooking and it's lovely to enjoy good food with good company."

Homeowner, McCarthy & Stone

YourLife
Care and Management

**If you don't have internet access, we can print your reports on request.





Flexible assistance and support

Retirement Living Plus is all about assisting you in living independently in your own home. If you require additional support today – or you think you might in the future – it's reassuring to know that you have a qualified, reliable and friendly team on your doorstep. Personal assistance and support services can be provided at an extra charge; from as little as 15 minutes per session, which can be increased and decreased to suit your needs.

Domestic assistance

If you want to add to the one hour of domestic assistance included in your weekly apartment service charge, you can add extra time to help with tasks such as changing the beds, shopping for groceries and posting letters.

Laundry service

The team can take care of all your laundry requirements, returning your clothes and other items washed, dried and ironed in 24 hours.

Lifestyle support

If you fancy a theatre or shopping trip, our team can provide companionship and support, helping you to get out and about.

Personal assistance

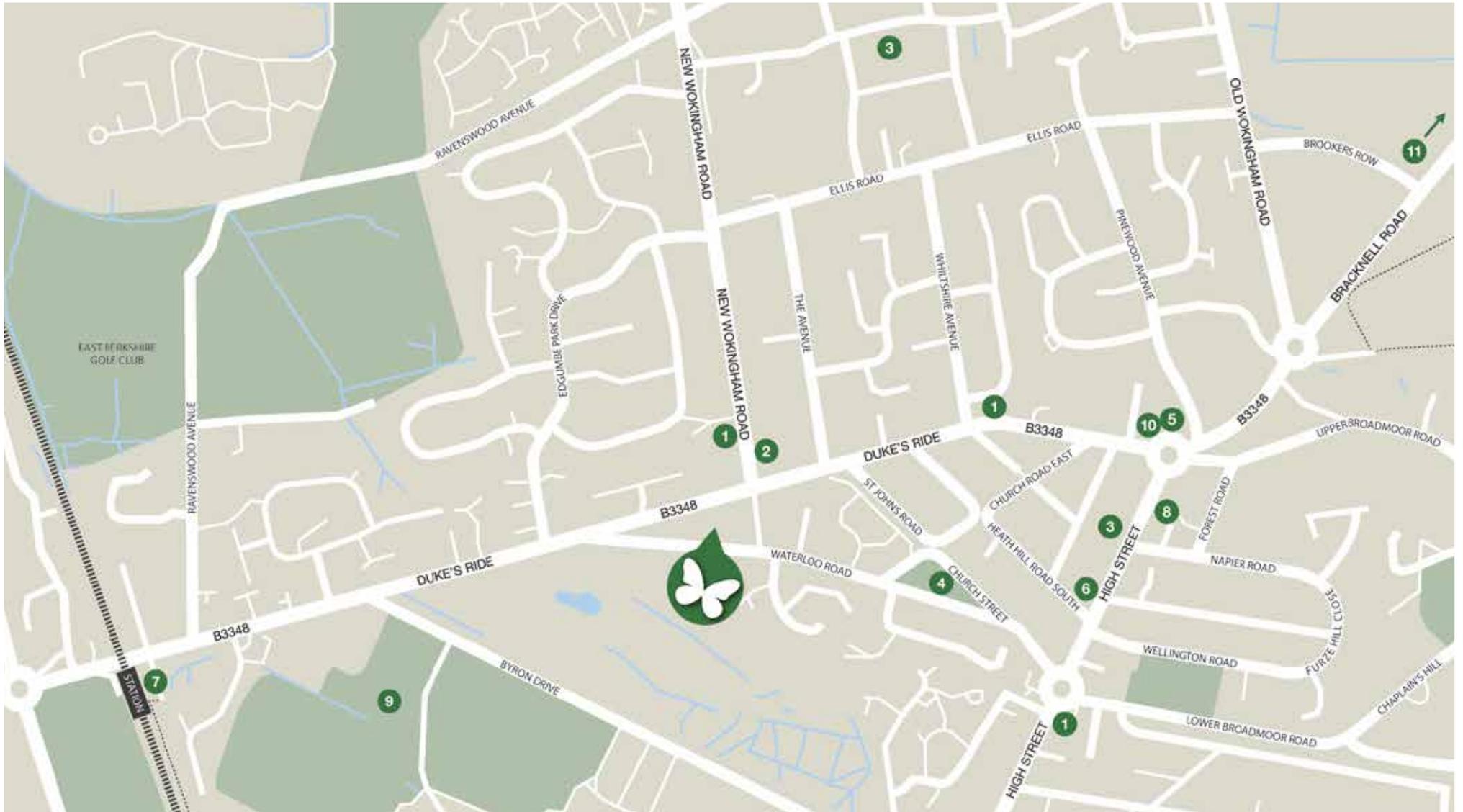
If required, we can help you with services such as going to bed and getting up in the morning, help with medication prompting and convalescence care. There's a whole host of services on offer.

If you think you would like to take advantage of these services, your Sales Executive can arrange a private, confidential Wellbeing Assessment with the Estates Manager, so you can be sure you have all the assistance and support you need from the moment you move in.

"Everyone is so friendly here and it's one of the reasons I moved. I often have to pinch myself in the morning to realise how lucky I am to be enjoying this new life."

Homeowner, McCarthy & Stone





Birch Place

- | | | | | | |
|------------|---------------------|-----------|-------------------|---------------------------|----------------------------|
| 1 Bus stop | 3 Convenience store | 5 Bank | 7 Railway station | 9 Health and fitness club | 11 Lexicon shopping centre |
| 2 Doctor | 4 Church | 6 Library | 8 Café | 10 Post Office | |

Life in Crowthorne

Situated in one of the most affluent areas in Berkshire, Crowthorne is a peaceful and picturesque village with plenty to offer retirees. Mixing bustling town life with the relaxation of the beautiful open countryside, homeowners can enjoy the best of both worlds in an idyllic, leafy setting.

Birch Place is conveniently located on Duke's Ride, which runs through the heart of the village and is in close proximity to the town centre. You can find the perfect mix of high street and independent shopping as well as a selection of coffee shops and restaurants. The town centre also benefits from a Lidl and Co-operative, providing you with local amenities for your every day needs.

For those who enjoy the tranquility of a leisurely afternoon walk, Dinton Pastures Country Park stretches acres of open woodland, with plenty of activities on offer. The Country Park provides boat hiring, the perfect activity for families and friends to enjoy in the summer months and benefits from a Riverside café providing a delightful setting to relax after a long walk.

Travelling by road or rail, Crowthorne has excellent access to surrounding towns. Railway services connect you to London City in just over one hour, whilst the M4 motorway provides a convenient connection for visiting family and friends nearby.

With its varied attractions and amenities nearby, Crowthorne makes the perfect location for an active and independent retirement.

Next steps... To register your interest in Birch Place or for more information, please call **0800 201 4106**



Dinton Pastures Country Park



South Hill Park





Your new apartment in detail

Apartment Features

General

- Double glazing
- Walk-in wardrobe to selected apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room
- Sky Q
- BT fibre
- Walk-out balconies to selected apartments

Shower Room

- Fitted shower room featuring a stylish rain shower, level access and slip resistant tiling
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

- Fitted kitchen with integrated NEFF fridge, freezer, microwave and ceramic hob
- High gloss units
- Mid-height oven
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

Heating and finishes

- Panel heating
- Walls painted in a neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided by a personal pendant and pull points throughout your apartment
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment



Typical second bedroom as study



10 Year Warranty

Your apartment comes with a 10 year NHBC warranty

Development Features

- Homeowners' lounge
- Bistro restaurant[^]
- 24 hour on-site management
- Estates Manager and YourLife team
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)
- Personal support packages available from the on-site CQC registered YourLife team[^]
- Full wheelchair accessibility
- Guest suite^{^#}
- Laundry room
- Salon[^]
- Lifts to all floors
- Landscaped garden professionally maintained throughout the year with a barbecue to enjoy in the summer months
- Mobility scooter store[#]
- Car parking available on-site^{^#} (please ask a Sales Executive for more details)



Birch Place

Ground



Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas

- BBQ** - Barbecue area
- ENF** - Entrance foyer
- KN** - Kitchen
- L** - Lift
- MSS** - Mobility scooter store
- OFF** - Office
- P** - Plant
- RR** - Refuse & recycling
- S** - Stairs
- ST** - Store
- WC** - Communal toilet



Birch Place

First



Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas

- L** - Lift
- P** - Plant
- S** - Stairs
- SA** - Salon
- SS** - Staff suite



Birch Place

Second



Key

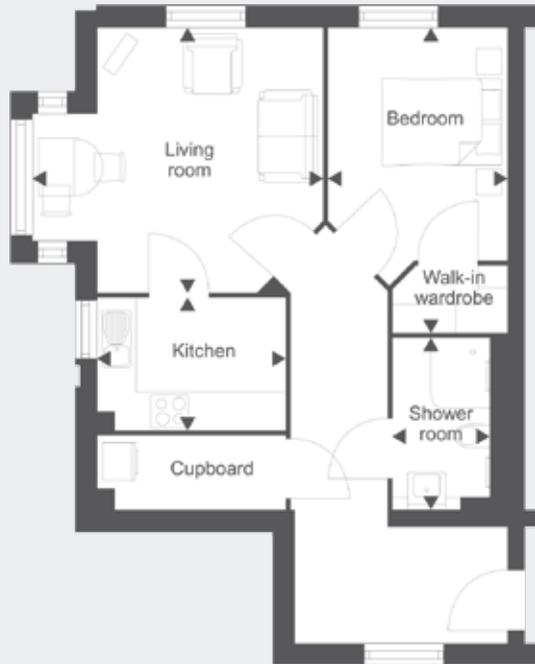
-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas

- GS** - Guest suite
- L** - Lift
- LD** - Laundry room
- P** - Plant
- S** - Stairs
- ST** - Store



Approximate room sizes:

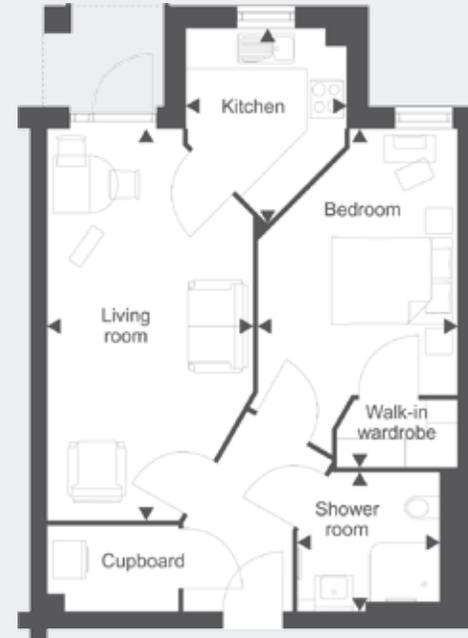
Living room 13'6" x 14'10" / 4122mm x 4521mm	Bedroom 15'7" x 9'5" / 4757mm x 2866mm
Kitchen 9'8" x 6'11" / 2956mm x 2100mm	Shower room 8'10" x 5'0" / 2689mm x 1535mm



No bay window to apartment 36.

Approximate room sizes:

Living room 20'0" x 10'7" / 6096mm x 3214mm	Shower room 7'1" x 7'5" / 2147mm x 2265mm
Kitchen 8'1" x 10'4" / 2473mm x 3124mm	Balcony 5'2" x 6'2" / 1575mm x 1885mm
Bedroom 17'3" x 10'3" / 5267mm x 3119mm	

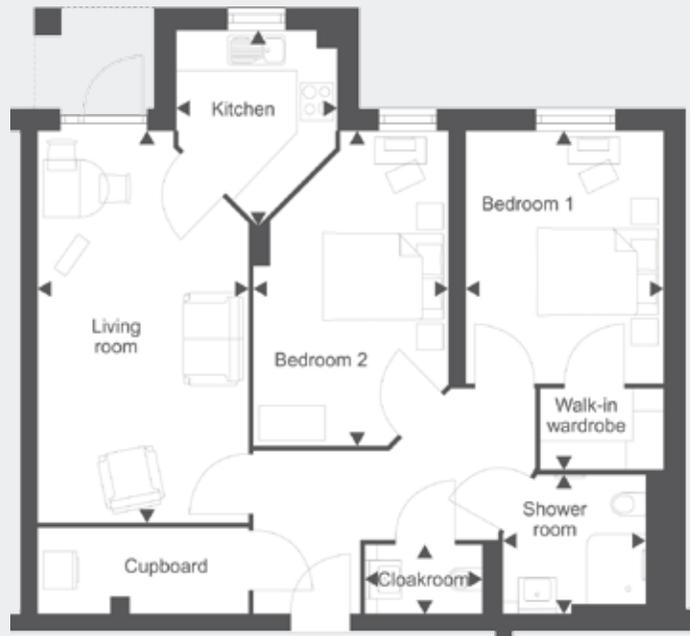


Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

5 | 10 | 20 | 28 | 32 | 33 | 47 | 50

Approximate room sizes:

Living room 20'0" x 10'10" / 6096mm x 3294mm	Shower room 7'5" x 7'1" / 2265mm x 2147mm
Kitchen 8'1" x 10'3" / 2473mm x 3123mm	Cloakroom 3'5" x 6'11" / 1050mm x 2100mm
Bedroom 1 12'8" x 10'1" / 3921mm x 3064mm	Balcony 5'2" x 6'2" / 1575mm x 1885mm
Bedroom 2 16'1" x 10'0" / 4895mm x 3050mm	



6 | 21 | 40

Approximate room sizes:

Living room 19'4" x 10'1" / 5889mm x 3064mm	Bedroom 14'2" x 13'6" / 4318mm x 4109mm
Kitchen 7'1" x 8'11" / 2165mm x 2700mm	Shower room 7'2" x 7'5" / 2178mm x 2265mm



No balcony to apartments 21 and 40.

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Approximate room sizes:

Living room 19'4" x 10'1" / 5889mm x 3064mm	Bedroom 11'11" x 13'9" / 3635mm x 4244mm
Kitchen 6'11" x 8'11" / 2100mm x 2700mm	Shower room 7'2" x 7'5" / 2178mm x 2265mm



No balcony to apartments 22 and 41.

Approximate room sizes:

Living room 18'3" x 10'8" / 5567mm x 3250mm	Bedroom 2 13'9" x 10'2" / 4198mm x 3093mm
Kitchen 10'8" x 7'3" / 3250mm x 2199mm	Shower room 7'5" x 7'1" / 2265mm x 2147mm
Bedroom 1 12'8" x 10'1" / 3921mm x 3064mm	Cloakroom 3'5" x 6'5" / 1054mm x 1945mm



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Approximate room sizes:

Living room 21'11" x 11'3" / 6677mm x 3430mm	Bedroom 2 13'9" x 9'8" / 4179mm x 2950mm
Kitchen 8'10" x 6'11" / 2700mm x 2100mm	Shower room 7'5" x 7'1" / 2265mm x 2147mm
Bedroom 1 17'3" x 10'1" / 5252mm x 3084mm	Cloakroom 6'11" x 3'5" / 2100mm x 1050mm



Juliette balcony to apartment 27. No bay window to apartment 46.

Approximate room sizes:

Living room 17'27" x 10'36" / 5266mm x 3158mm	Bedroom 2 15'5" x 10'0" / 4741mm x 3063mm
Kitchen 8'1" x 10'3" / 2473mm x 3123mm	Shower room 7'9" x 7'1" / 2370mm x 2147mm
Bedroom 1 15'5" x 10'4" / 4741mm x 3185mm	Balcony 5'2" x 6'2" / 1575mm x 1885mm



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Approximate room sizes:

Living room 12'6" x 16'0" / 3799mm x 4869mm	Bedroom 2 12'0" x 10'4" / 3667mm x 3150mm
Kitchen 10'9" x 6'10" / 3278mm x 2089mm	Shower room 7'1" x 7'5" / 2147mm x 2262mm
Bedroom 1 14'4" x 10'6" / 4280mm x 3191mm	Cloakroom 5'7" x 4'10" / 1698mm x 1475mm



Approximate room sizes:

Living room 14'6" x 16'0" / 4414mm x 4869mm
Kitchen 8'10" x 6'11" / 2700mm x 2100mm
Bedroom 1 17'04" x 10'6" / 5286mm x 3194mm
Bedroom 2 12'0" x 10'4" / 3667mm x 3153mm
Shower room 7'1" x 7'5" / 2147mm x 2265mm
Cloakroom 7'7" x 4'10" / 2314mm x 1475mm



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Approximate room sizes:

Living room 18'3" x 11'2" / 5560mm x 3393mm	Bedroom 2 13'9" x 9'8" / 4198mm x 2950mm
Kitchen 9'4" x 7'3" / 2835mm x 2207mm	Shower room 7'5" x 7'1" / 2265mm x 2147mm
Bedroom 1 12'8" x 10'1" / 3921mm x 3064mm	Cloakroom 3'5" x 6'5" / 1054mm x 1945mm



Juliette balcony to apartment 24. No bay window to apartment 43.

Approximate room sizes:

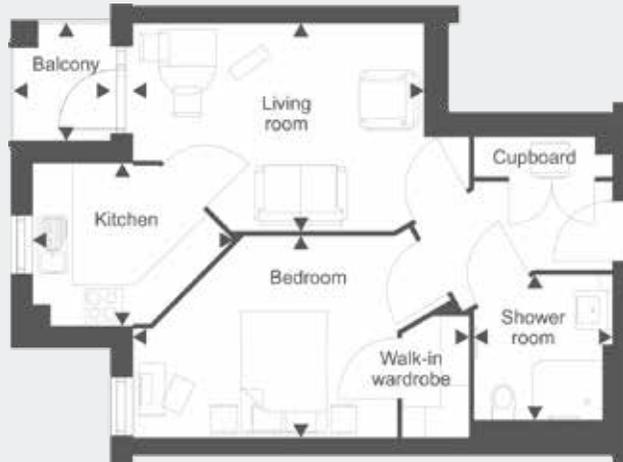
Living room 21'3" x 15'7" / 6471mm x 4756mm	Cloakroom 6'11" x 3'7" / 2100mm x 1092mm
Kitchen 6'11" x 8'10" / 2100mm x 2700mm	Balcony 6'5" x 18'1" / 1960mm x 5500mm
Bedroom 1 24'7" x 11'5" / 7489mm x 3475mm	
Bedroom 2 17'3" x 9'11" / 5266mm x 3029mm	
Shower room 7'5" x 7'1" / 2265mm x 2147mm	



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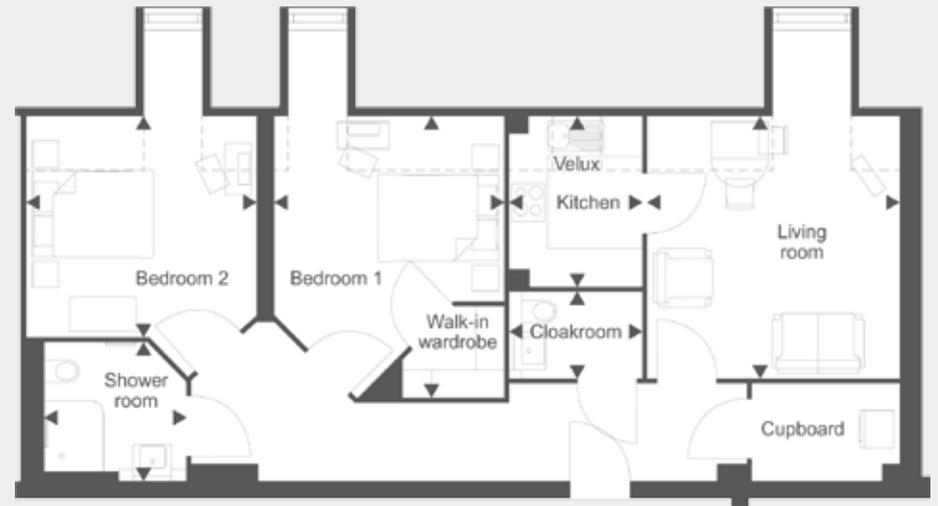
Approximate room sizes:

Living room 15'3" x 10'7" / 4638mm x 3214mm	Shower room 7'1" x 7'5" / 2147mm x 2265mm
Kitchen 8'1" x 10'4" / 2473mm x 3124mm	Balcony 5'2" x 6'2" / 1575mm x 1885mm
Bedroom 17'3" x 10'3" / 5267mm x 3119mm	



Approximate room sizes:

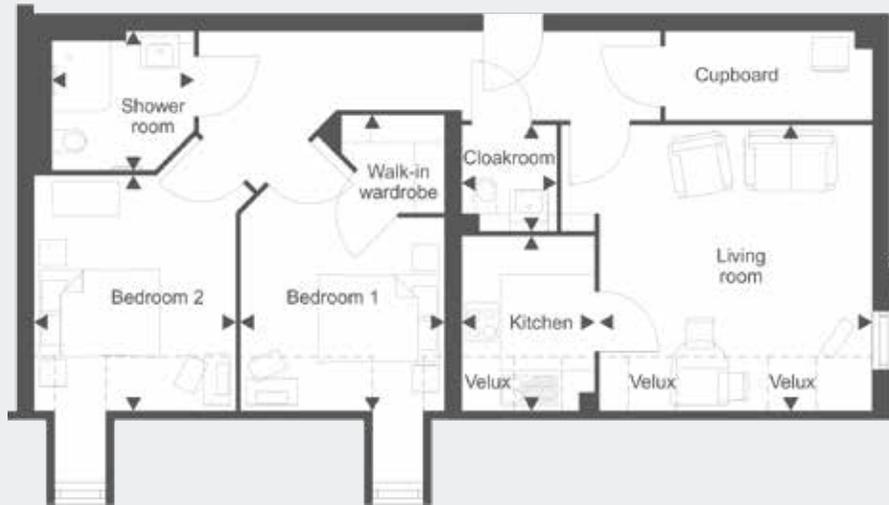
Living room 15'1" x 13'9" / 4609mm x 4179mm	Bedroom 2 13'0" x 11'9" / 3960mm x 3569mm
Kitchen 10'5" x 6'11" / 3170mm x 2100mm	Shower room 7'1" x 7'5" / 2147mm x 2265mm
Bedroom 1 16'1" x 11'10" / 4906mm x 3600mm	Cloakroom 5'1" x 4'10" / 1539mm x 1475mm



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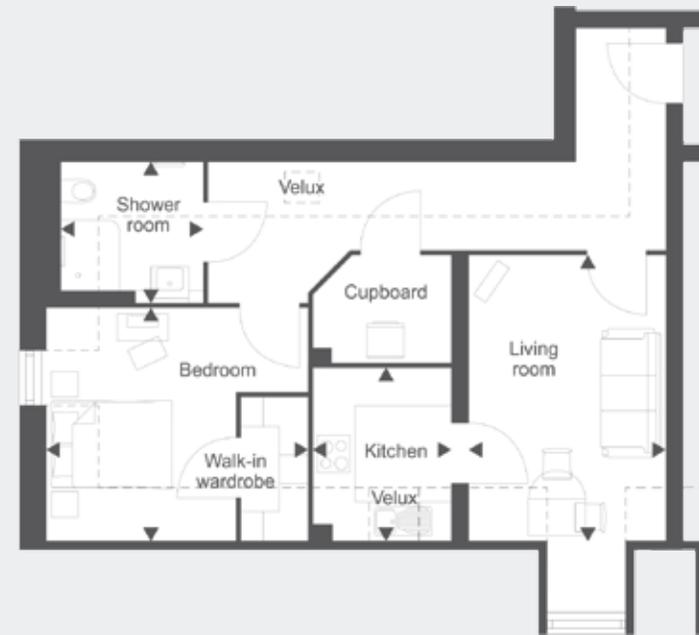
Approximate room sizes:

Living room 15'5" x 15'9" / 4697mm x 4870mm	Bedroom 2 13'0" x 10'4" / 3950mm x 3150mm
Kitchen 9'10" x 6'10" / 3000mm x 2075mm	Shower room 7'1" x 7'5" / 2147mm x 2265mm
Bedroom 1 16'1" x 10'6" / 4895mm x 3194mm	Cloakroom 5'4" x 5'8" / 1622mm x 1715mm



Approximate room sizes:

Living room 14'11" x 10'1" / 4543mm x 3064mm	Bedroom 13'9" x 12'11" / 4179mm x 3935mm
Kitchen 6'11" x 9'11" / 2100mm x 3000mm	Shower room 7'2" x 7'5" / 2178mm x 2265mm



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51

Approximate room sizes:

- Living room
15'5" x 16'0" / 4695mm x 4869mm

- Kitchen
9'9" x 7'3" / 2978mm x 2210mm

- Bedroom 1
16'1" x 10'7" / 4893mm x 3236mm

- Bedroom 2
13'0" x 10'4" / 3951mm x 3153mm

- Shower room
7'1" x 7'5" / 2147mm x 2265mm

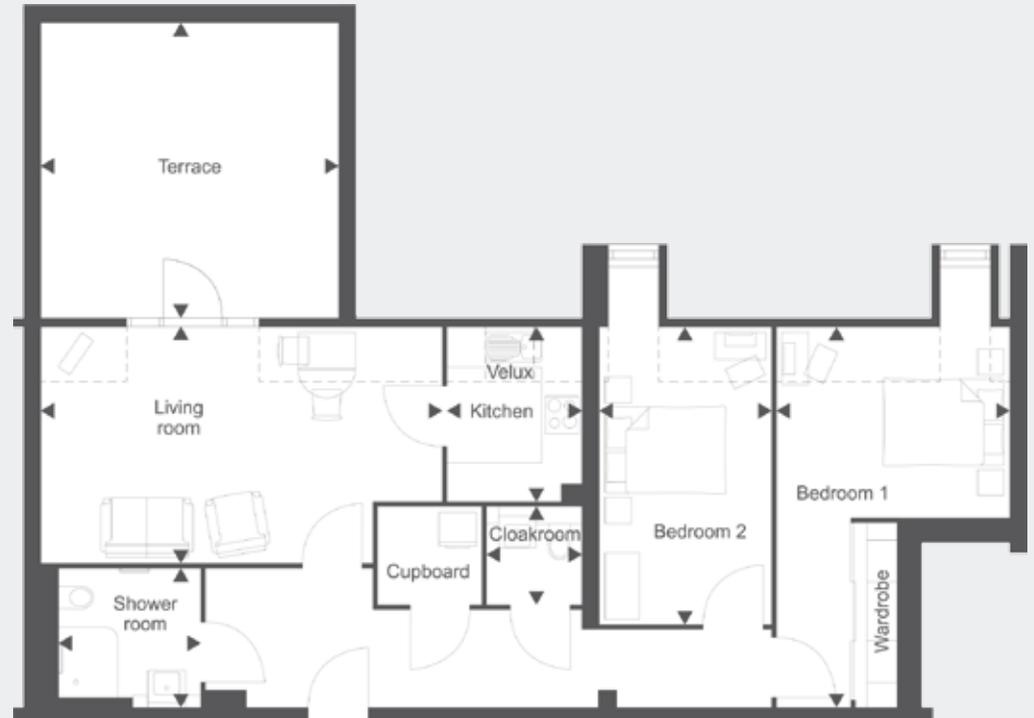
- Cloakroom
5'5" x 4'10" / 1639mm x 1475mm



52

Approximate room sizes:

- | | | |
|---|--|--|
| Living room
12'11" x 20'8" / 3936mm x 6302mm | Bedroom 2
16'1" x 8'10" / 4896mm x 2685mm | Terrace
15'5" x 15'8" / 4720mm x 4795mm |
| Kitchen
9'9" x 6'11" / 2970mm x 2100mm | Shower room
7'1" x 7'5" / 2147mm x 2265mm | |
| Bedroom 1
20'3" x 12'0" / 6160mm x 3648mm | Cloakroom
5'1" x 4'10" / 1539mm x 1475mm | |



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McCarthy & Stone

— Retirement living to the full —

Birch Place, Duke's Ride, Crowthorne, Berkshire, RG45 6GT

0800 201 4106

mccarthyandstone.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, 2 Genesis Business Park, Albert Drive, Woking, Surrey, GU21 5RW.

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