



Stapleton Court
Swanland

Welcome to

Stapleton Court

There comes a time in everyone's life when you begin to think about new aspirations - a desire to relax more, pursue more of your passions and simply enjoy more of what life has to offer. If you are ready to downsize your home without compromising on luxury, Stapleton Court in Swanland provides a rare opportunity to bring all your lifestyle aspirations and desires together in one place. Exclusive to people aged 55 and over, this luxury development of contemporary apartments offers spacious and flexible living designed to a high specification.

At Stapleton Court, you will find a collection of two bedroom apartments, each finished with uncompromising quality. You will find spacious lounges, modern fully fitted kitchens, walk in wardrobes to main bedrooms and luxurious shower rooms. High specification interiors typify the attention to detail that underpins every facet of this development.

Stapleton Court enjoys an enviable leafy setting in the beautiful East Yorkshire village of Swanland. The village benefits from its own range of amenities as well as being within easy reach of larger towns and cities such as Beverley and Hull.



- Spacious two bedroom apartments
- Patio or private walk out balcony
- Enviably location
- High specification
- Low maintenance
- Private allocated parking
- Large landscaped gardens
- Gated development
- Concierge
- Camera door entry system



Live life your way

Whether you want to move closer to family, free up funds or are simply looking for a beautiful new home, Stapleton Court provides properties of genuine quality to meet your needs. Intelligent use of space meets stylish interior design in a place you will love to call home.

As a homeowner at Stapleton Court you can relax in the knowledge that more time is your time. Instead of spending hours looking after your property, you can concentrate on those hobbies and activities you really enjoy. All routine maintenance to the building and grounds is managed by McCarthy and Stone Management Services including gardening, external window cleaning and general upkeep of the communal areas.



“Not having the burden and upkeep of our family home has given us back so much free time to spend on the things we really enjoy. By downsizing we now have more time to spend on ourselves, and are enjoying an active social life with like minded people just like us, trying lots of different activities we’ve never had the time to before.”

Mr & Mrs Irving
Homeowners at Sovereign Court





"With Lifestyle Living, every detail is carefully considered to enhance the lifestyles of our customers, from thoughtful interior solutions and intelligent design to the choice of locations which offer beautiful settings combining peace and seclusion with easy access to amenities."

Liz Green
Sales and
Marketing Director

Sit back, relax and enjoy peace of mind

A high level of security means you will always feel secure whether you are at home or away. A camera door entry system and fully monitored alarm and fire detection system gives you peace of mind to lock up and leave your property whenever you choose, whether you are popping out for a coffee or heading off for a six week cruise.

Luxury living is in the detail

The little details matter as much to McCarthy and Stone as they do to you. A touch more thought here and some extra attention there can make a big difference to your contentment.

Every Lifestyle Living apartment is specifically designed to make your life simpler, comfortable and more streamlined. Your home should feel effortless to maintain. The layout of each apartment will maximize your living space whilst being cost-effective to run. Features include spacious living and dining areas and modern fully fitted kitchens with integrated appliances. Enjoy the luxury of walk-in wardrobes to the bedrooms and modern bathrooms with a host of superior features.

All apartments enjoy either an outdoor terrace or private walk out balcony. The extensive grounds include automated development gates, large landscaped gardens, a private car park and a seated patio area. Every apartment comes with a two year warranty for most aspects of the construction, backed up by the reassurance of an NHBC guarantee which covers major structural defects for a further eight years.



Typical interior



Typical kitchen



Typical bedroom



Typical interior

General

- Striking contemporary design and interior finish throughout
- Spacious living and dining areas
- Bedrooms with walk in wardrobes
- Luxurious house shower rooms
- Ensuite shower room to master bedrooms
- Patio or private walk out balcony
- Carpets and floor tiling throughout

Kitchen

- Modern fully fitted kitchen
- Integrated appliances

Shower rooms

- Tiled floors/part tiled walls
- Low profile shower set
- Illuminated mirror
- Heated towel rail



Typical bedroom



Typical shower room

It all adds up to a perfect place to live

The sought after village of Swanland makes an ideal choice for you to enjoy a full and active retirement. In a peaceful setting surrounded by open countryside it offers all the amenities you need on a daily basis including a convenience store, butchers, post office, chemist and a public house with traditional pub dining.

Larger supermarkets can be found in the nearby villages of North Ferriby and Willerby.

If you enjoy the outdoors, Swanland Lawn Tennis and Bowling Clubs are located next to the village pond. There are also excellent golf facilities in the area.

The village enjoys easy access to a wide range amenities in surrounding towns and cities. The A63 is located 2 miles away linking the village to Hull and the M62. The Humber Bridge provides access to the south bank and beyond.





 **Stapleton Court**
Tranby Lane, Swanland

-  CONVENIENCE STORE
-  BAR / RESTAURANT
-  PHARMACY
-  POST OFFICE
-  CAFE
-  BUTCHER
-  BUS STOP

Putting everything in place for the perfect move

With McCarthy and Stone your move could not be in safer hands. From the point you reserve your new apartment to the day you move in we will be there to support you.

As part of our Smooth Move package we will liaise with your Estate Agent and contribute to the cost when you sell your existing property using our recommended selling agents.

We will also liaise with your solicitor and pay towards your legal fees when you use one of our preferred independent solicitors.

We can arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed, taken to your new apartment and safely unpacked again. They will even help you de-clutter if you wish.

If you need someone to put up pictures, shelves or hang curtains when you move in, a contribution will be made towards the cost of a handyman*.

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 brochure, 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.

*Terms and conditions apply. Visit mccarthyandstone.co.uk/smoothmove or speak to a sales executive for more details.



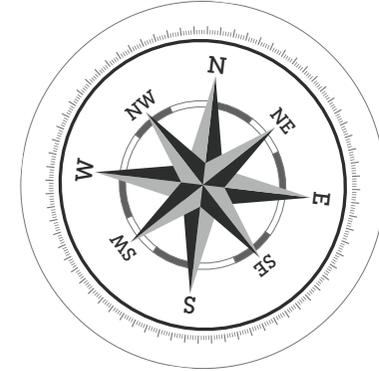
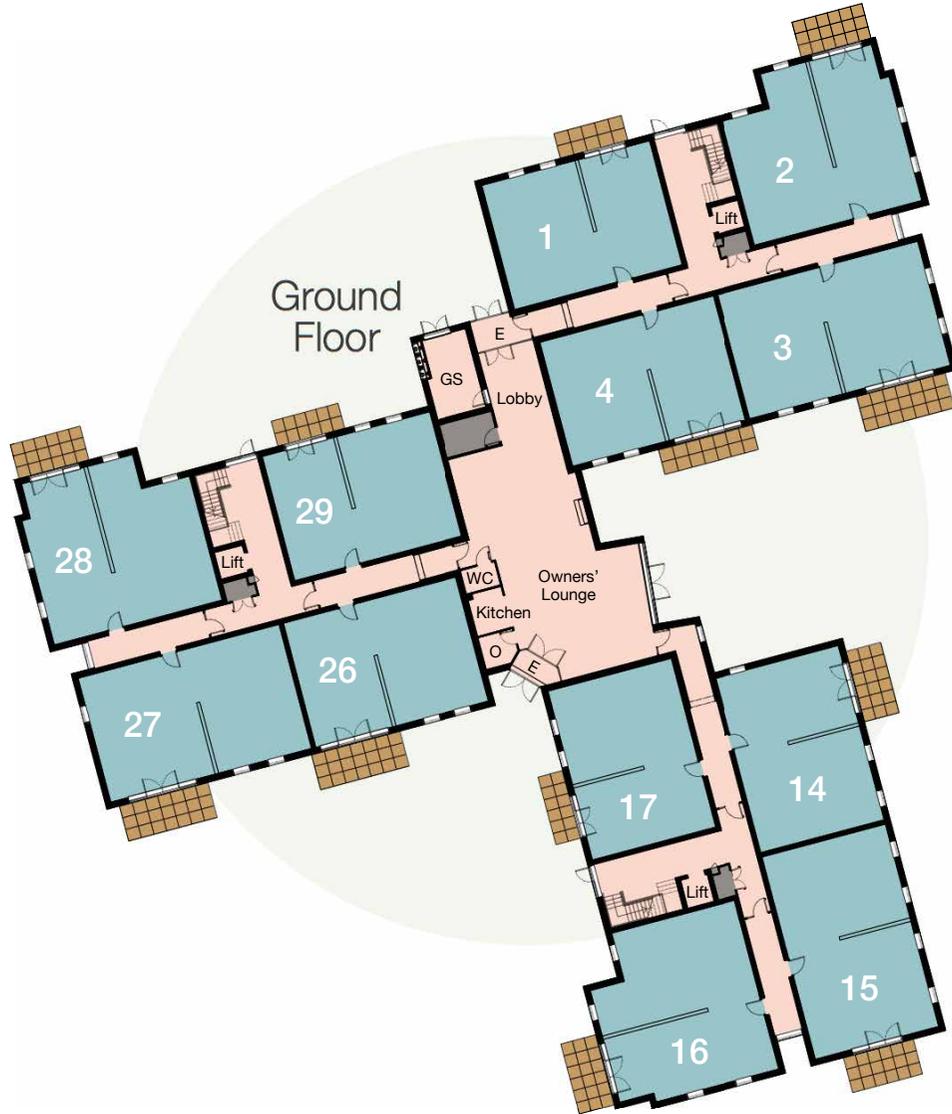
“When the time came to make the move I didn't have to do a thing. It was all arranged for me and went without a hitch. When I entered my new apartment I knew I had made the right choice.”

Jackie Follet
Homeowner, Isle of Wight



Stopleton Court

Floor plans



KEY

-  Apartments
-  Patio
-  Walk Out Balcony
-  Communal Areas
-  Staff Areas
-  Entrance
-  Office
-  Golf Club and Scooter Store



Balcony and patio positions may vary according to plot and floor level - please see our Sales Executive for individual plan details.

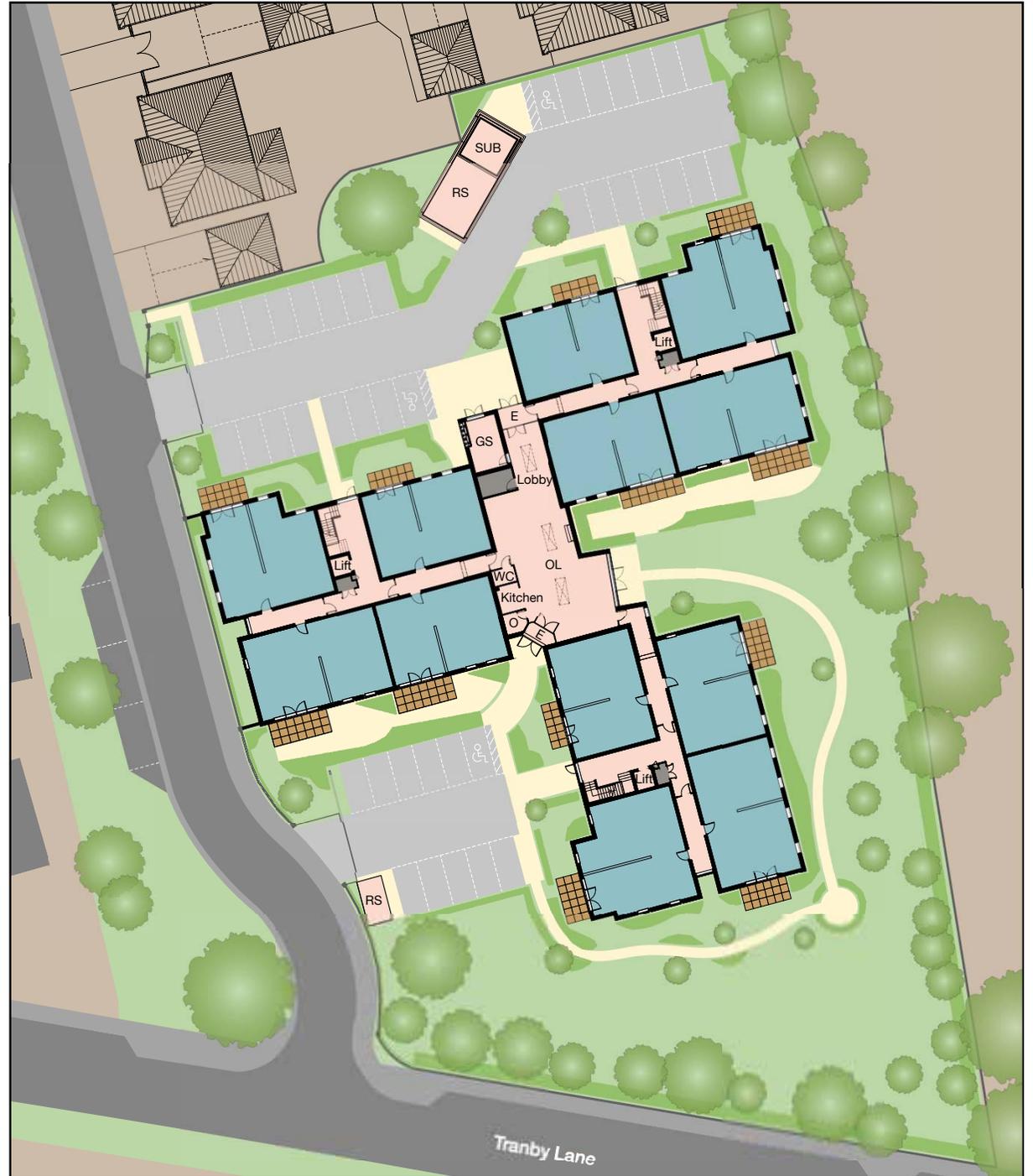
Any dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any 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 Consultant before travelling to view.

Stapleton Court

Site plan

KEY

-  Gardens
-  Parking
-  Hard Landscaping
-  Staff Areas
- E Entrance
- OL Owners' Lounge
- O Office
- GS Golf Club & Scooter Store
- RS Refuse Store
- SUB Substation



Stapleton Court

Typical apartment

The apartment at a glance:

General

- NHBC 10 year guarantee
- Carpets and floor tiling throughout
- Walk out balcony or patio
- Telephone and television points in living room and bedrooms
- Sky/Sky+ connection point in living room~
- Raised sockets
- Private allocated parking*~

Kitchen

- Woodbury Ivory kitchen
- NEFF slide and hide oven
- NEFF hob
- NEFF extractor hood
- NEFF integrated fridge freezer
- Adjustable spot lighting
- Under cabinet lighting
- Plinth lighting
- Tiled floor

Bedroom

- Walk-in wardrobes to both bedrooms

House and en suite shower room

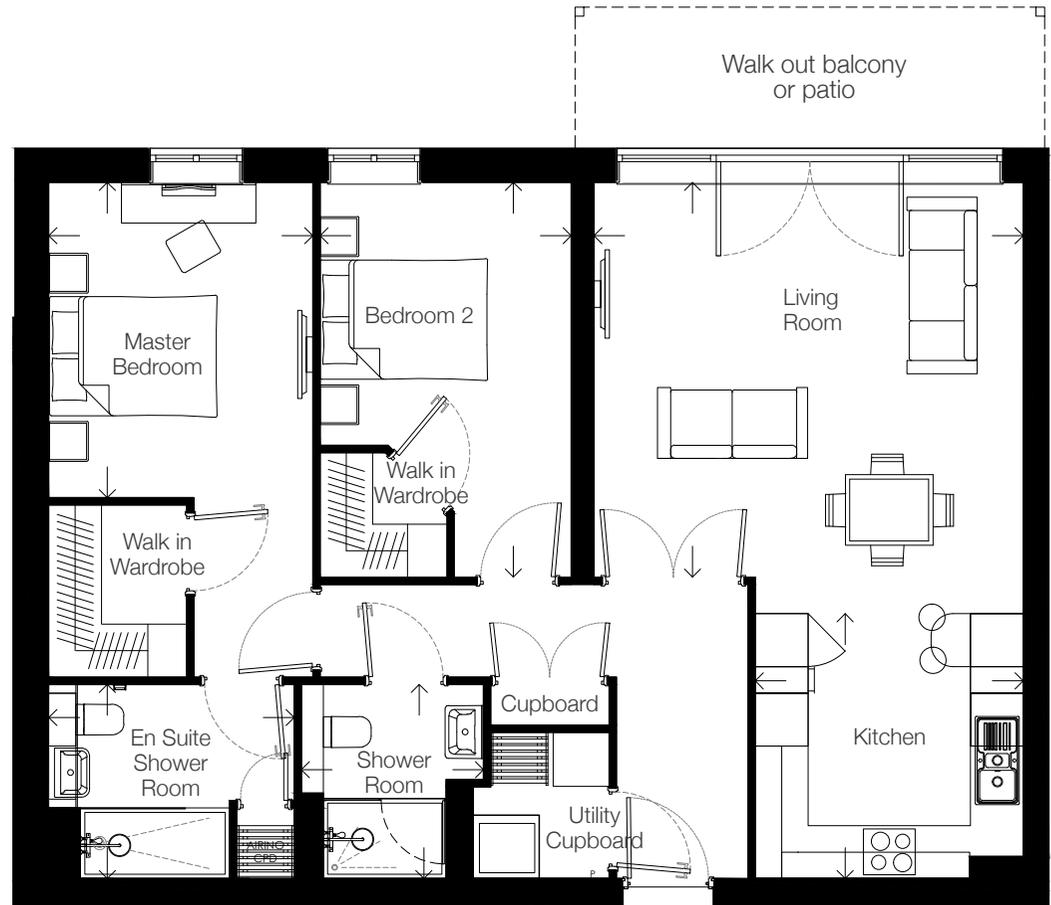
- Tiled floors/part tiled walls
- Glazed shower screen
- Low profile shower set
- Illuminated mirror
- Heated towel rail
- Chrome fittings

Heating and finishes

- Electric panel heating
- Oak veneered internal doors
- Chrome door furniture

Safety and security

- Tunstall Telecare System
- Camera door entry system linked to your TV
- Smoke detector and intruder alarm
- Illuminated light switches in the bedrooms and shower rooms



AREA : 942 SQ. FT 88 SQ. M <small>Measured to finished plasterboard faces disregarding inner walls.</small>	Living	16' max x 14'-8" max	4889 max x 4471 max
	Kitchen	10' max x 9'-10" max	3051 max x 3000 max
	Shower Room	6'-10" max x 7'-2" max	2076 max x 2200 max
	Master Bedroom	9'-10" max x 11'-8" max	3007 max x 3572 max
	En-Suite	9'-1" max x 7'-2" max	2785 max x 2200 max
	Bedroom 2	9'-4" max x 14'-8" max	2860 max x 4472 max

~Additional charge applies *Subject to availability