

# ALBERT COURT

HENLEY-ON-THAMES



**McCARTHY STONE**  
*Life, well lived*

## **CONTENTS**

Henley-on-Thames

Albert Court

Development features

Property details

Wen

Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.

Home

## Henley-on-Thames

Albert Court

Development features

Property details

## STYLISH LIVING ON THE RIVER THAMES.

This beautiful Oxfordshire town really does tick all the boxes. Wonderful shopping. Great restaurants. Rich in Georgian architecture. Relaxing riverside walks. The Chiltern Hills on the doorstep. London less than an hour away by train. Easy access to the M4 and M25. No wonder Henley-on-Thames has been named one of the best places to live in England.

### **FIND YOUR HAPPY PLACE IN HENLEY.**

Close to the centre of elegant Henley you'll find Albert Court. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



Henley-on-Thames  
Albert Court  
Development features  
Property details





## LIVE LIFE YOUR WAY.

Whatever you love doing in life, Albert Court is ideally located to help you take full advantage of this quintessential market town and the surrounding area.

The development sits in a residential area, but everything you need daily is within easy reach. With a Tesco Superstore next door, picking up groceries is a breeze. The main shopping area is just a pleasant stroll away or you can hop on a bus that stops just outside Albert Court.

In the heart of Henley, you'll discover familiar high street names including a large Waitrose. The town also retains many independent shops and boutiques. If you're after collectors' pieces and curios, make a beeline for Tudor House Antiques.

Thanks to its weekly Charter and Farmers' Markets, the pedestrianised Market Place is always lively. The town has a wealth of eateries to tempt the tastebuds too, such as The Giggling Squid Thai restaurant. The Chocolate Cafe is also a favourite with the locals.

Henley boasts many architectural gems. St. Mary's Church is beautiful, as is the Victorian Town Hall. The Kenton Theatre, one of the country's oldest theatres, offers both amateur and professional productions. Numerous festivals are hosted annually, including the prestigious Royal Regatta that attracts the world's best rowers. The River and Rowing Museum celebrates the town's link with the sport.

If you enjoy the great outdoors, a walk along the banks of the River Thames never disappoints. This area is also home to recreational grounds offering an array of activities, from boat trips to 'pitch & putt'. The local Fawley Court country house and grounds is always a worth a visit. Thanks to the town's excellent bus, rail, and road links, heading further afield couldn't be simpler. Trains can whisk you to London, Twyford or Reading and regular buses run to High Wycombe. The M4 and M25 are both easily accessible.



GRAVEL HILL

WHITE HILL

A4155

GREYS ROAD

GREYS ROAD

ST ANDREWS ROAD

A4155

HARPSDEN WAY

7  
4

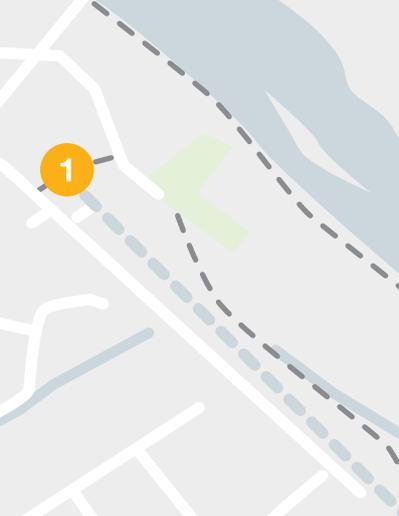
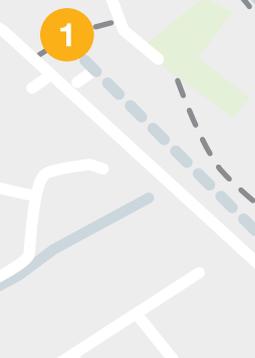
6  
14

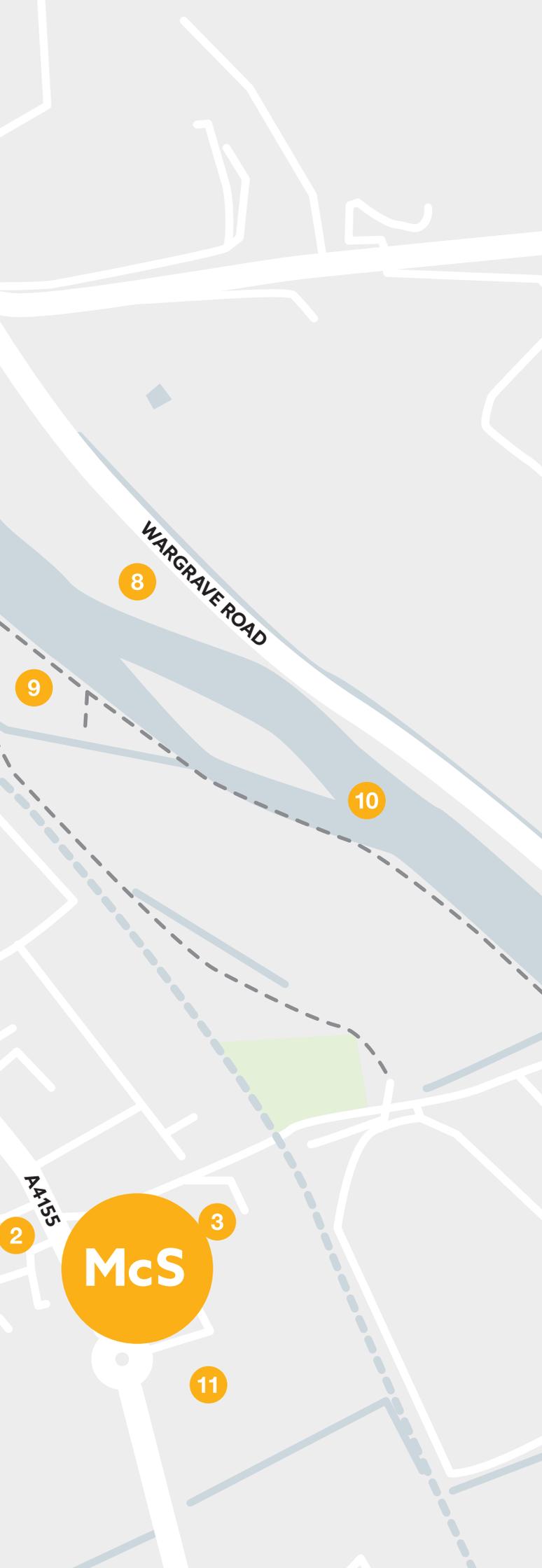
5

1

13

12





## ALBERT COURT

**McS** 345 Reading Road,  
Henley-on-Thames RG9 4HE

### MAP KEY.

- 1 Henley-On-Thames Railway Station
- 2 Bus Stop
- 3 Tesco Superstore
- 4 Doctors Surgery
- 5 Henley Post Office
- 6 Henley Town Centre
- 7 Townlands Memorial Hospital
- 8 Henley-On-Thames Rowing Club
- 9 Mill Meadows
- 10 River Thames
- 11 Henley Football Club
- 12 Henley Golf Club
- 13 Three Horseshoes Pub
- 14 The Chocolate Cafe

Trains get you to London Paddington  
in less than an hour

Easy access to M4 and M25



# **“STRICTLY NIGHTS WITH FRIENDS.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

# Henley-on-Thames

## Albert Court

### Development features

### Property details

## STYLISH DESIGN, INSIDE AND OUT.

While Henley takes great pride in its architectural heritage, the town is not living in the past. The contemporary exterior design of Albert Court with its elegant, pitched roofs is a complement to this approach.

The entrance lobby always offers a warm welcome to homeowners, friends and family members alike. You'll immediately notice how the high ceiling floods this area with natural light. Turn left and you'll soon discover the social heart of Albert Court.

The communal lounge is where our thriving community can come together. It's a stylish space where people want to spend time, from a social gathering filled with sparkly banter to a catch up over a morning cappuccino. There are plenty of quiet spots too if you just want to immerse yourself in a good book. You can also enjoy drinks, light snacks, and a delicious seasonally inspired menu every day from the Bistro restaurant.

From the lounge and restaurant area you can access the seated patio that runs along the front of the development. Come the warmer months, it's a lovely spot for soaking up some sun or enjoying a relaxing evening with neighbours and friends. From here you can admire the immaculately presented beds and borders. Every shrub, plant and tree has been carefully chosen to release a tapestry of colours throughout the seasons.

Follow the path that runs around Albert Court and you'll discover more seating where you can enjoy a quiet moment. As you walk, stop to admire the scented herbs being grown in raised beds for use in the bistro's kitchen. What's more, not only is the garden a pleasure to look at, it's also effortless to enjoy. We look after all the outside spaces for you.











## MORE FEATURES.

### **BISTRO\***

Ideal when you don't feel like cooking or want to catch up with friends. The bistro also offers a variety of light bites and snacks.

### **WELLNESS SUITE\***

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment area.



### **GUEST SUITE\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

### **ON-SITE ESTATE MANAGER**

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.



### **DOMESTIC SUPPORT & ASSISTANCE\***

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.



### **PETS WELCOME**

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

### **PARKING**

Spaces are available for purchase.

\*Additional charges apply. Subject to availability.





Henley-on-Thames  
Albert Court  
Development features  
Property details

## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Albert Court is no exception.

Comprising 52 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

### HOW TO BUY.

When you purchase your apartment at Albert Court, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.







Henley-on-Thames  
Albert Court  
Development features  
Property details



# YOUR NEW HOME IN DETAIL.



## GENERAL

- Double glazing to all windows
- Walk-in wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*



## KITCHEN

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



## SHOWER ROOM

- Level access fitted shower room featuring a rain shower and slip resistant tiling
- Fitted mirror
- Shaver socket
- Heated towel rail
- Extraction ventilation



## HEATING AND FINISHES

- Underfloor heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture



## SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.

SO  
R  
E  
E  
O + RECOR



# “I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Albert Court, Henley.

**CALL 0800 201 4106**  
**VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk)**  
**ALBERTCOURT**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Images are indicative and facilities vary by location. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

January 2022



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/albertcourt](https://mccarthystone.co.uk/albertcourt)

**McCARTHY STONE**  
*Life, well lived*