



Independence **PLUS** Support

Discover Retirement Living **PLUS**
at Lancer House, Colchester



McCarthy & Stone

— Retirement living to the full —



SHOW COMPLEX
NOW OPEN

SHOW COMPLEX
NOW OPEN

Show Complex

Show Complex



A warm welcome to Lancer House

Exclusively designed for the over 70s, our stunning development of privately owned one and two bedroom retirement apartments is located on Butts Road, offering easy access to local shops and excellent transport connections for those wishing to travel further afield.

Here, you will enjoy the benefits of owning your own home, free from the worries of external maintenance or gardening and with like minded retirees as your neighbours.

Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

Offering all you need to enjoy a relaxing retirement, these stylish apartments are brought to you by McCarthy & Stone - the only house builder to win the Home Builders Federation 5-star award for customer service every year since the awards began.



Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Standard*, our high quality Retirement Living PLUS apartments are carefully designed and built with pride and attention to detail. There is a fully fitted kitchen, a spacious level access shower room and to selected apartments, walk-in wardrobes. 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 is a secure mobility scooter room to store and charge your vehicle**.

If bending and lifting is a concern, you will notice that the ovens and plug sockets are a convenient height. There is also a slip resistant finish in the shower room, a walk-in shower and lever taps for ease of use.

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

Peace of mind guaranteed

Knowing that help is at hand creates a sense of wellbeing. There is a 24 hour emergency call system provided by a personal pendant with optional call points available in your bedroom and bathroom, as well as on-site management 24 hours a day.

You will be able to see who is 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.

Energy efficiency comes as standard

Lancer House has been built with energy efficiency in mind, including features such as double glazed windows, heat recovery ventilation units; insulated cavity walls and photovoltaic panels which help harness the sun's solar energy. All of which will help to improve the sustainability of Lancer House and can help you save on those energy bills.



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

Stylish facilities for you to enjoy

Outside your apartment, there are extra facilities to enjoy. At the heart of the development is our counter service bistro-style restaurant and the stylish Communal Lounge. It is 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 Communal Lounge is designed for you to relax and dine with your new neighbours.

The Wellness Suite 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 is no need to bend and lift.

We also have Guest 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 Manager is not only there to take care of the day to day running of the development but is on hand to facilitate events and activities that you can choose to be part of.

Typically, you will find there are book clubs, film nights and day trips[^] which can be booked. You can invite your friends and family to participate in events and celebrate all the major occasions throughout the year in our function room.

Relax in landscaped gardens

You can sit back and relax in the landscaped gardens that are thoughtfully designed to delight you throughout the seasons. Awaken your senses with the scents of a variety of blooms, and listen to the breeze rippling through the surrounding mature trees.

Bistro Menu

Breakfast

Granola & Yoghurt 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

Burger & chunky chips
Roasted ham, free range egg & chips

Desserts

Indulge yourself with a freshly homemade dessert

Afternoon Tea

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

Caffè Latte

Espresso with steamed milk and capped with foam milk

Breakfast Tea

Three cup pot of freshly brewed leaf Suki tea

Cold Beverages

Fruit juices, canned drinks, still & sparkling water

Two Courses: £3.20

Three Courses: £3.80

[^]Additional charge applies. [#]Subject to availability.



A 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 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*](http://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 restaurant 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,
Lysander House,
Ickenham

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 is 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 is a whole host of services on offer.

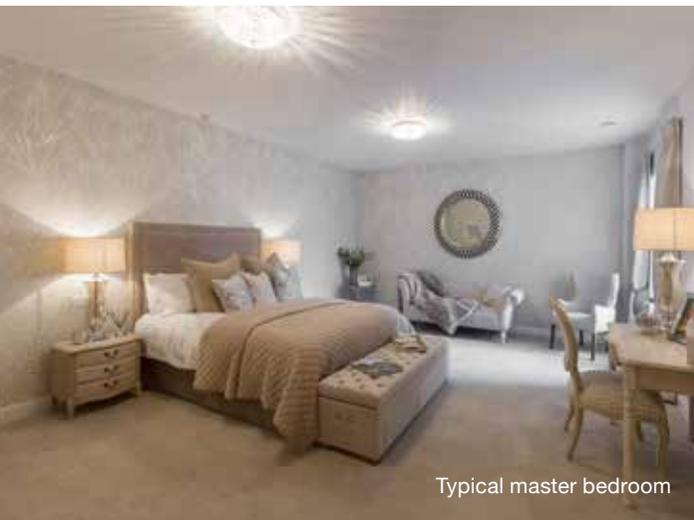
If you think you would like to take advantage of these services, your Sales Consultant can arrange a private, confidential Wellbeing Assessment with the Estates Manager, so you can be sure you have all the assistance and support you need from the moment you move in.



Your new apartment in detail



Typical living room



Typical master bedroom



Typical kitchen

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

Shower Room

- Shower room fitted with wall tiles and level access shower
- Slip resistant tile flooring
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

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

Heating and finishes

- Electric 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 with optional pull points throughout your apartment if requested
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment



Development Features

- Club Lounge
- Bistro-style 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 care packages available from the on-site CQC registered YourLife team[^]
- Full wheelchair accessibility
- Guest Suite[^]#
- Communal laundry facilities
- Wellness Suite[^]
- 2 lifts going to all floors
- Landscaped garden
- Mobility scooter store#
- Car parking available on-site[^]#
(please ask a Sales Consultant for more details)
- Function room

10 Year
Warranty

Your apartment comes with
a 10 Year NHBC warranty

[^]Extra charge applies. #Subject to availability.



Lancer House

Development Layout

Butt Road

Main Entrance

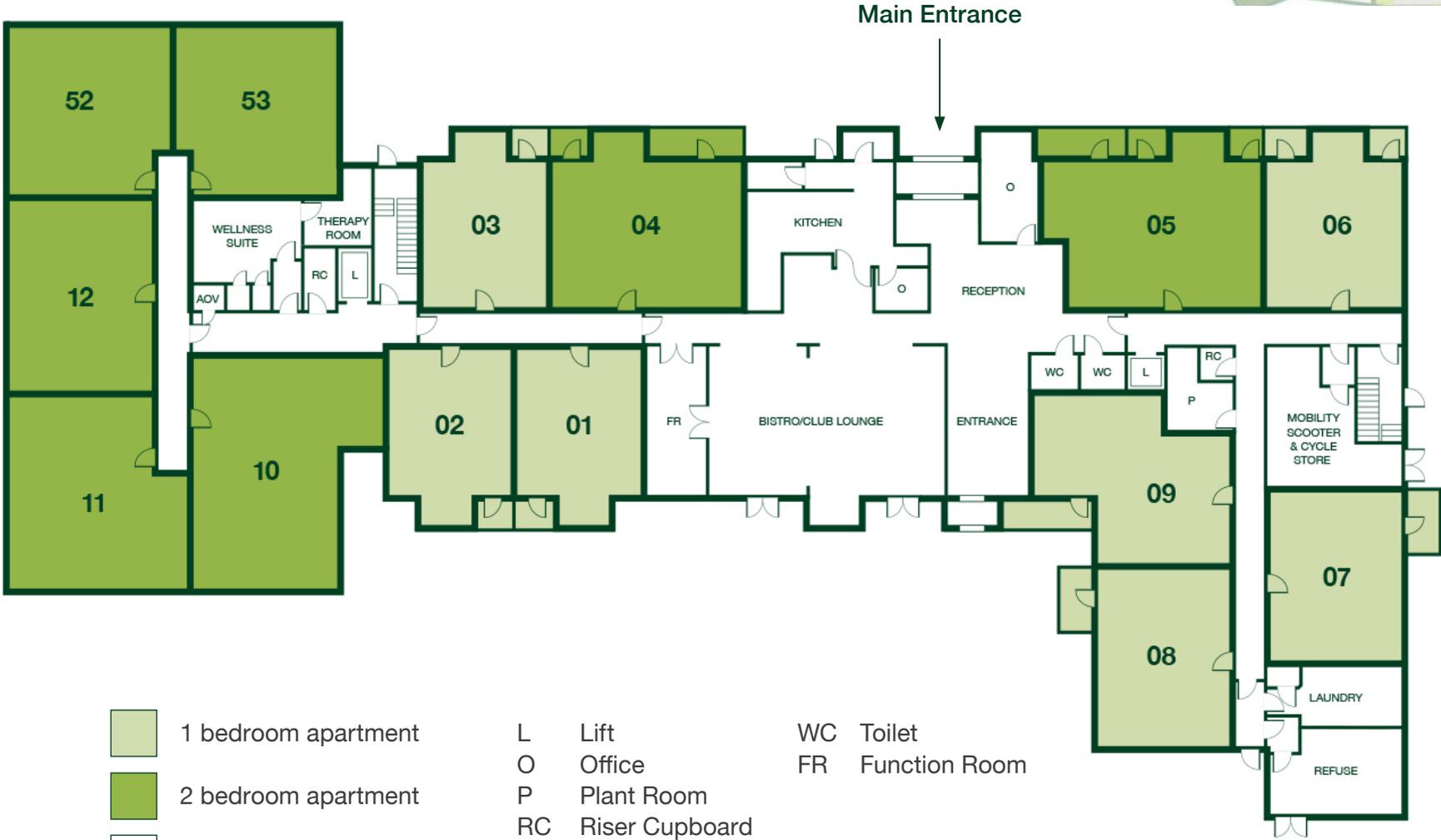
Gojrat Road

Car Park Entrance



Lancer House

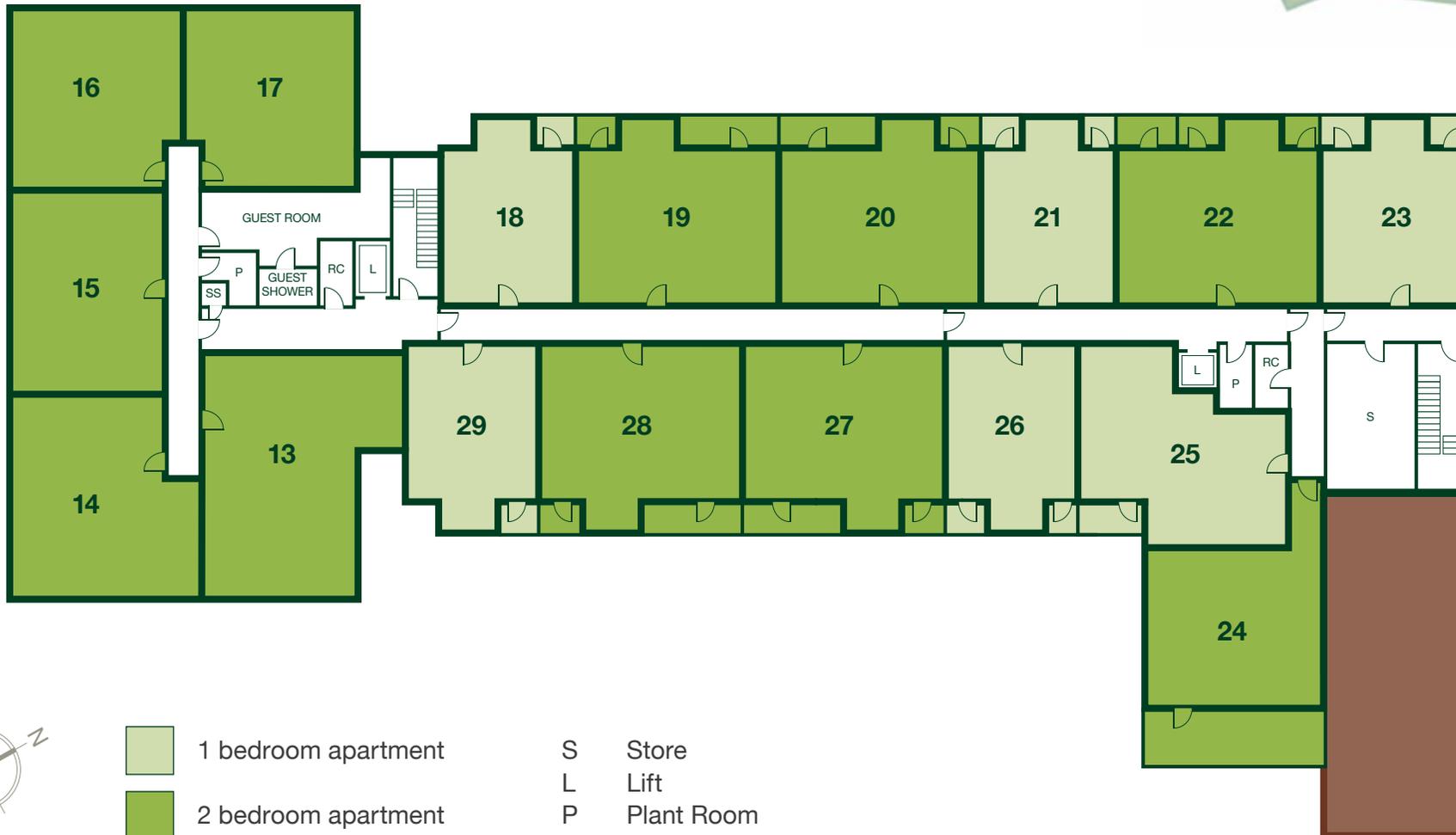
Ground Floor



Five additional apartments subject to pending planning permission

Lancer House

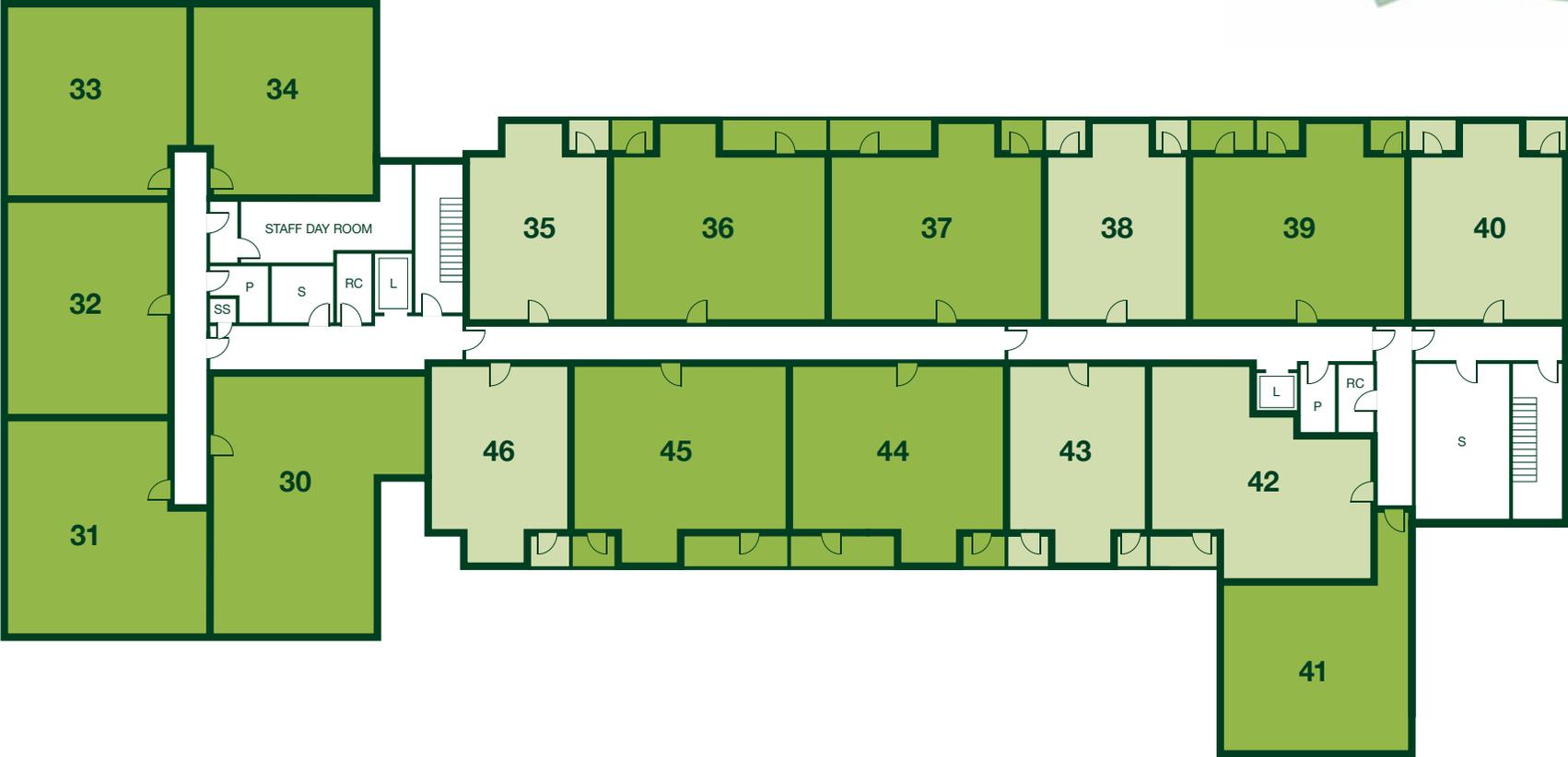
First Floor



- | | | | |
|---|----------------------|----|----------------|
|  | 1 bedroom apartment | S | Store |
|  | 2 bedroom apartment | L | Lift |
|  | Communal/staff areas | P | Plant Room |
| | | RC | Riser Cupboard |
| | | SS | Smoke Shaft |

Lancer House

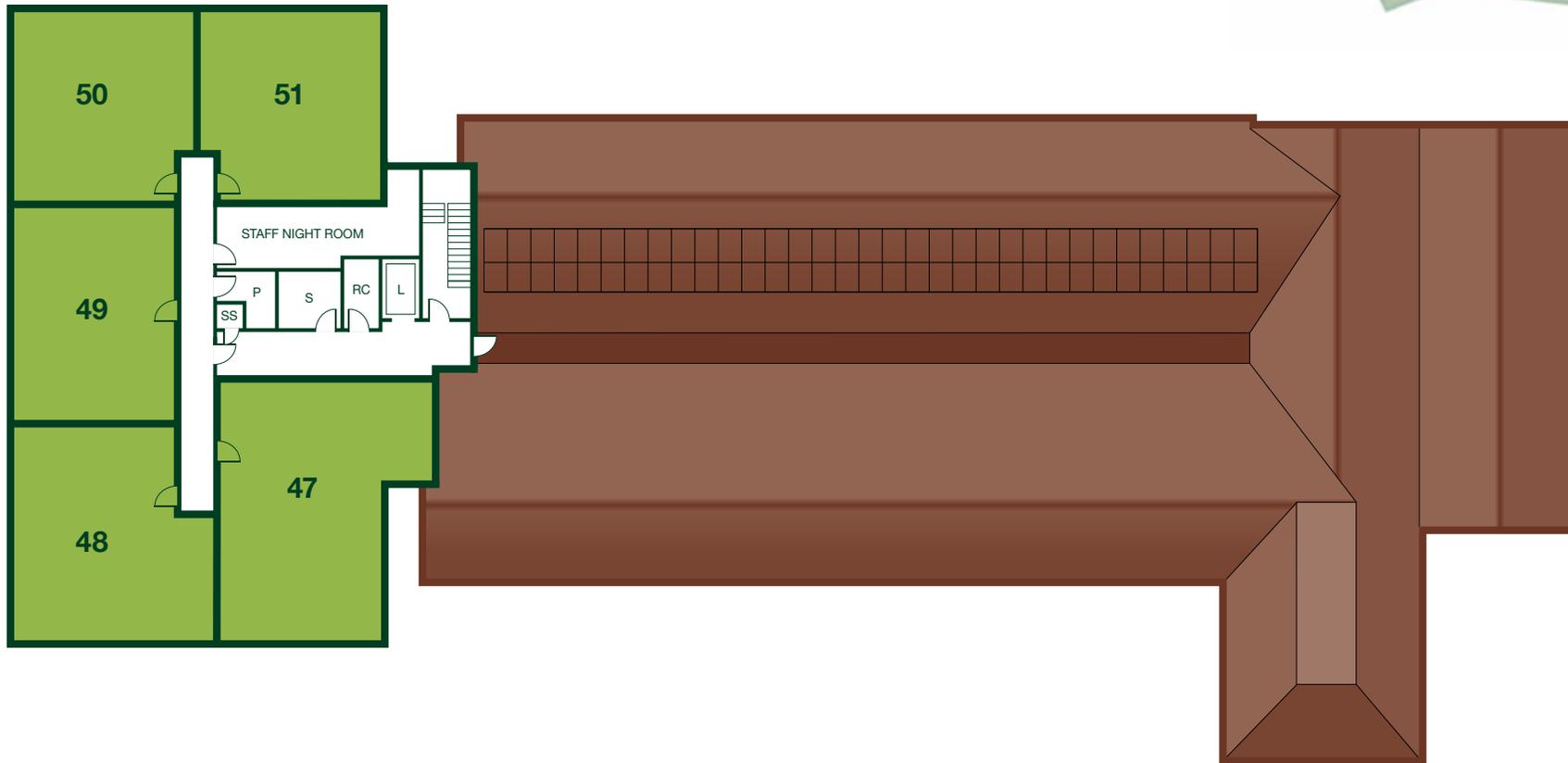
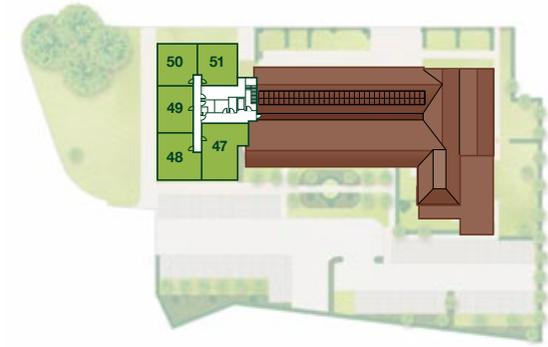
Second Floor



- | | | | |
|---|----------------------|----|----------------|
|  | 1 bedroom apartment | S | Store |
|  | 2 bedroom apartment | L | Lift |
|  | Communal/staff areas | P | Plant Room |
| | | RC | Riser Cupboard |
| | | SS | Smoke Shaft |

Lancer House

Third Floor



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

- S Store
- L Lift
- P Plant Room
- RC Riser Cupboard
- SS Smoke Shaft

The Beacon

Apartments:

Ground Floor	01	02	03	06	
First Floor	18	21	23	26	29
Second Floor	35	38	40	43	46

Apartments 3, 18, 26, 35, 43

Total area: 558.6ft² | 51.90m²

Living/Dining room 20' 0" x 10' 7" (6102mm x 3214mm)

Kitchen 9' 11" x 8' 4" (3030mm x 2529mm)

Bedroom 1 17' 3" x 10' 2" (5257mm x 3100mm)

Shower room 7' 4" x 7' 1" (2247mm x 2153mm)

Apartment 1

Total area: 561.25ft² | 52.14m²

Apartments 2, 29, 46

Total area: 557.2ft² | 51.77m²

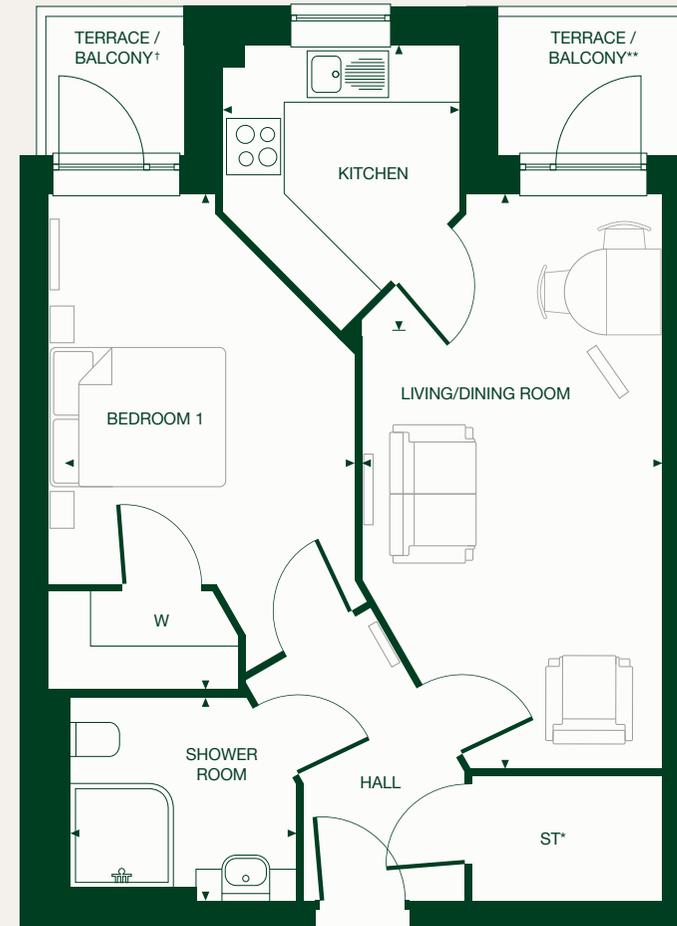
Apartments 6, 23, 40

Total area: 607.9ft² | 56.47m²

Apartments 21, 38

Total area: 562.86ft² | 52.29m²

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Apartments 2, 3, 6, 21, 23, 29, 38, 40 and 46 are handed.

** Balcony is applicable to Apartments 1, 2, 18, 29, 35 and 46

† Second balcony/terrace to plots 6, 23 and 40 (restricted access to second balcony (not wheelchair accessible) to Apartments 21, 26, 38 and 43)

Terrace to ground floor apartments

W Wardrobe
ST* Storage cupboard

The Cawdor

Apartments:

Ground Floor	04
First Floor	19 20 22 27 28
Second Floor	36 37 39 44 45

Apartment 4, 19, 27, 28, 36, 44, 45

Total area: 834.76ft² | 77.5m²

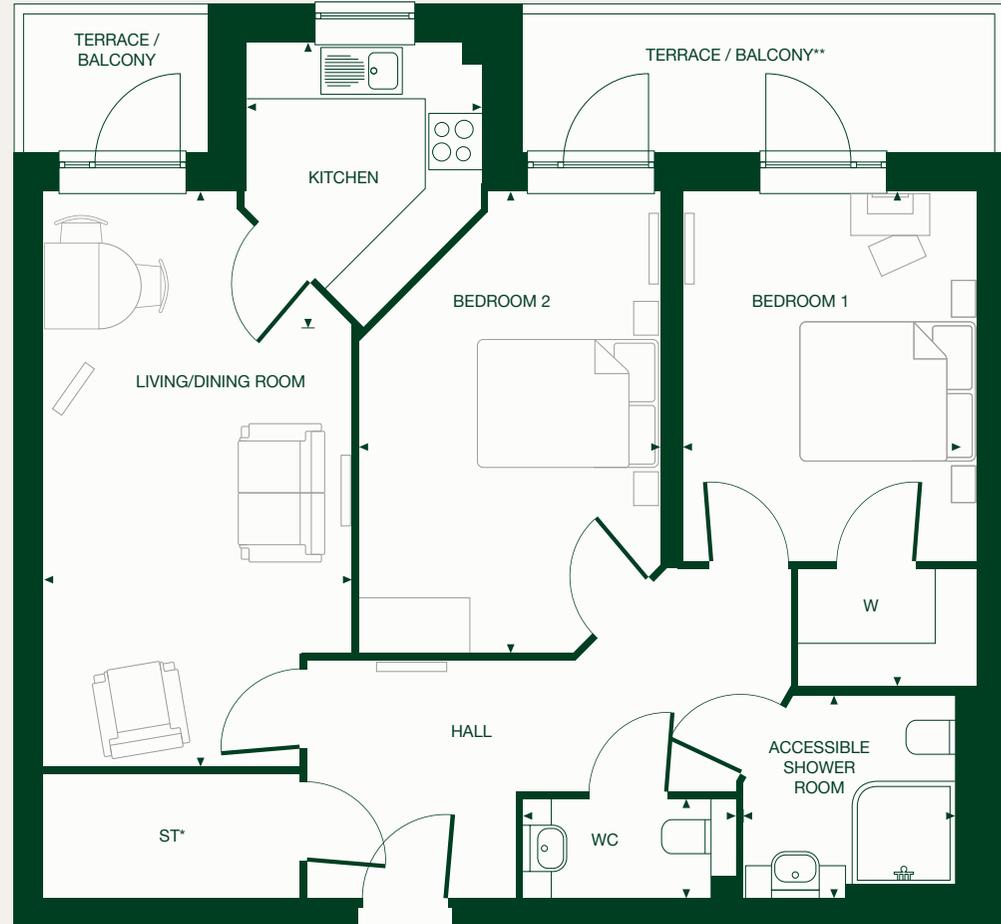
Living/Dining room	20' 0" x 10' 10"	(6102mm x 3299mm)
Kitchen	9' 11" x 8' 4"	(3010mm x 2530mm)
Bedroom 1	17' 3" x 10' 4"	(5252mm x 3149mm)
Bedroom 2	16' 1" x 10' 0"	(4900mm x 3045mm)
Shower room	7' 5" x 7' 1"	(2270mm x 2153mm)

Apartment 20,37

Total area: 814.8ft² | 75.7m²

Apartment 22, 39

Total area: 848.2ft² | 78.8m²



Apartments 20, 22, 28, 37, 39 and 45 are handed.

** Additional door onto balcony from bedroom 2 on plots 22, 39

Terrace to ground floor apartments

W Wardrobe
ST* Storage cupboard

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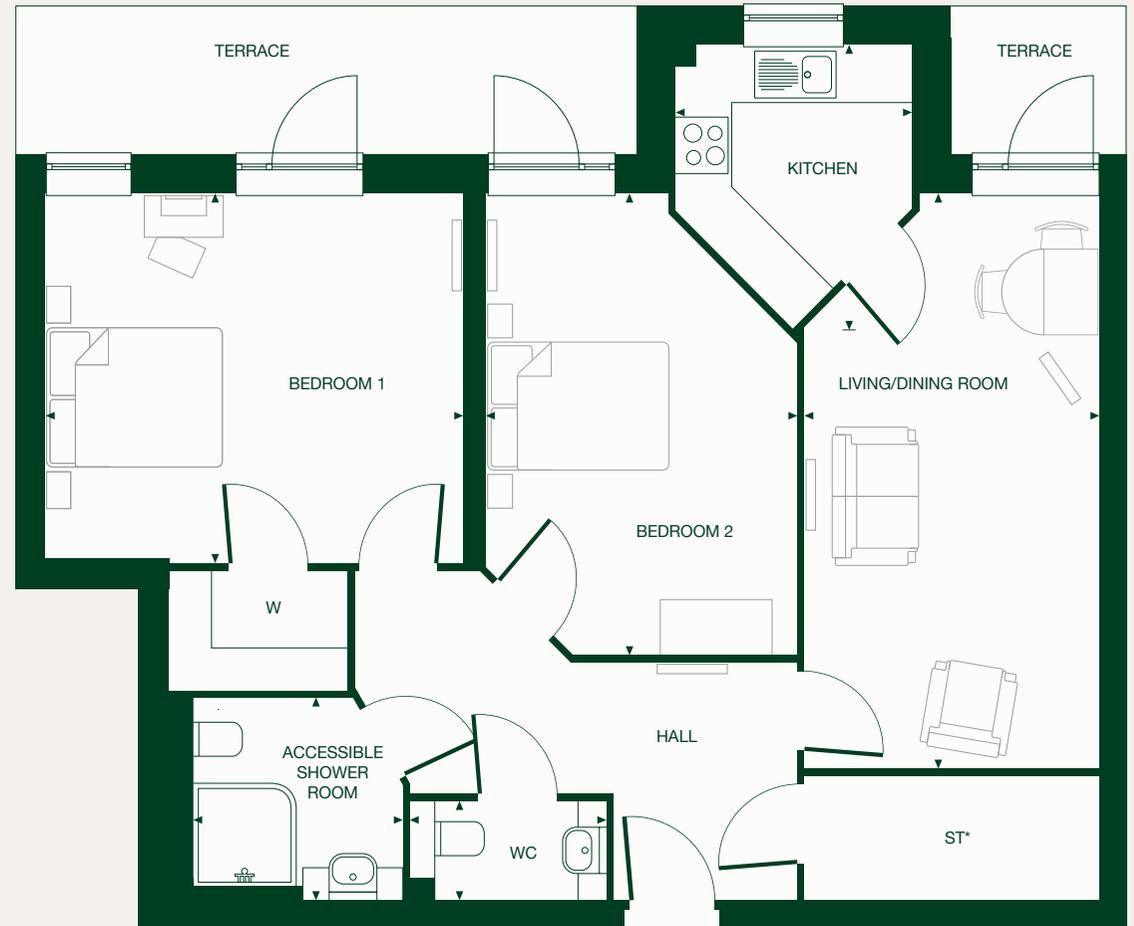
The Clarence

Apartments:

Ground Floor | 05 |

Total area: 902.0ft² | 83.8m²

Living/Dining room	20' 0" x 10' 5"	(6102mm x 3165mm)
Kitchen	9' 11" x 8' 4"	(3030mm x 2529mm)
Bedroom 1	14' 8" x 12' 11"	(4474mm x 3945mm)
Bedroom 2	16' 1" x 10' 11"	(3330mm x 4900mm)
Shower room	7' 5" x 7' 1"	(2269mm x 2153mm)
WC	6' 11" x 3' 5"	(2100mm x 1050mm)



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W Wardrobe
ST* Storage cupboard

The Dalton

Apartments:

Ground Floor | 07 | 08 |

Apartment 8

Total area: 673.0ft² | 62.5m²

Living/Dining room 22' 6" x 10' 1" (6849mm x 3062mm)

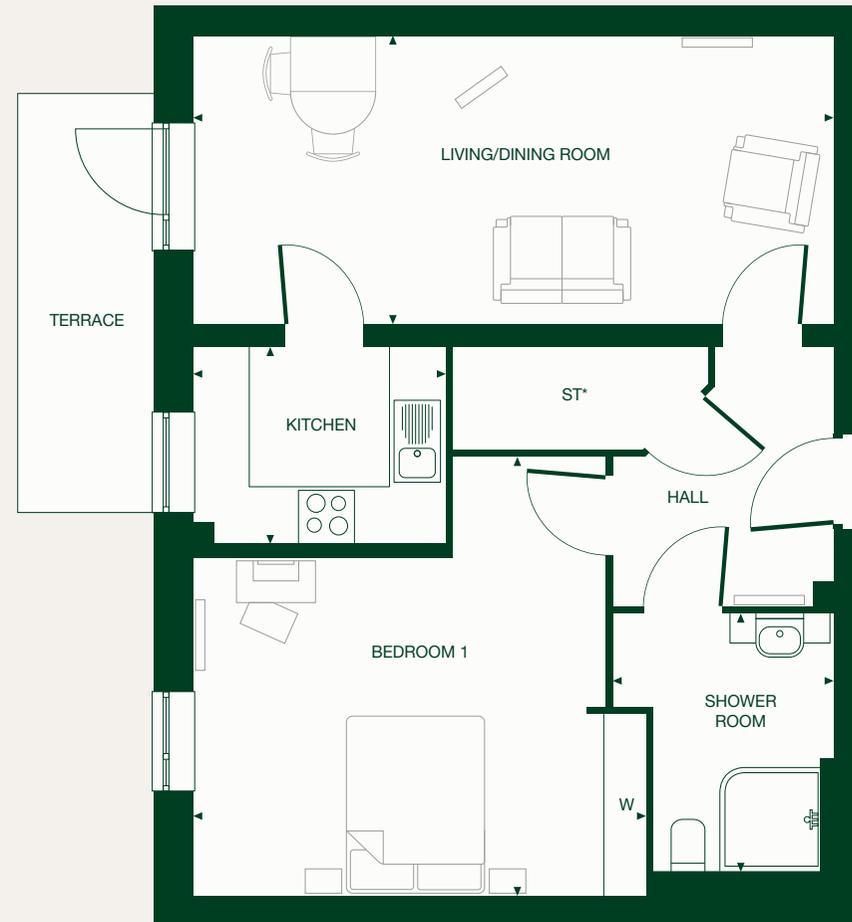
Kitchen 9' 0" x 6' 10" (2733mm x 2087mm)

Bedroom 1 15' 11" x 15' 3" (4840mm x 4657mm)

Shower room 9' 10" x 7' 9" (3000mm x 2365mm)

Apartment 7

Total area: 633.5ft² | 58.85m²



Apartment 7 is handed.

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W Wardrobe
ST* Storage cupboard

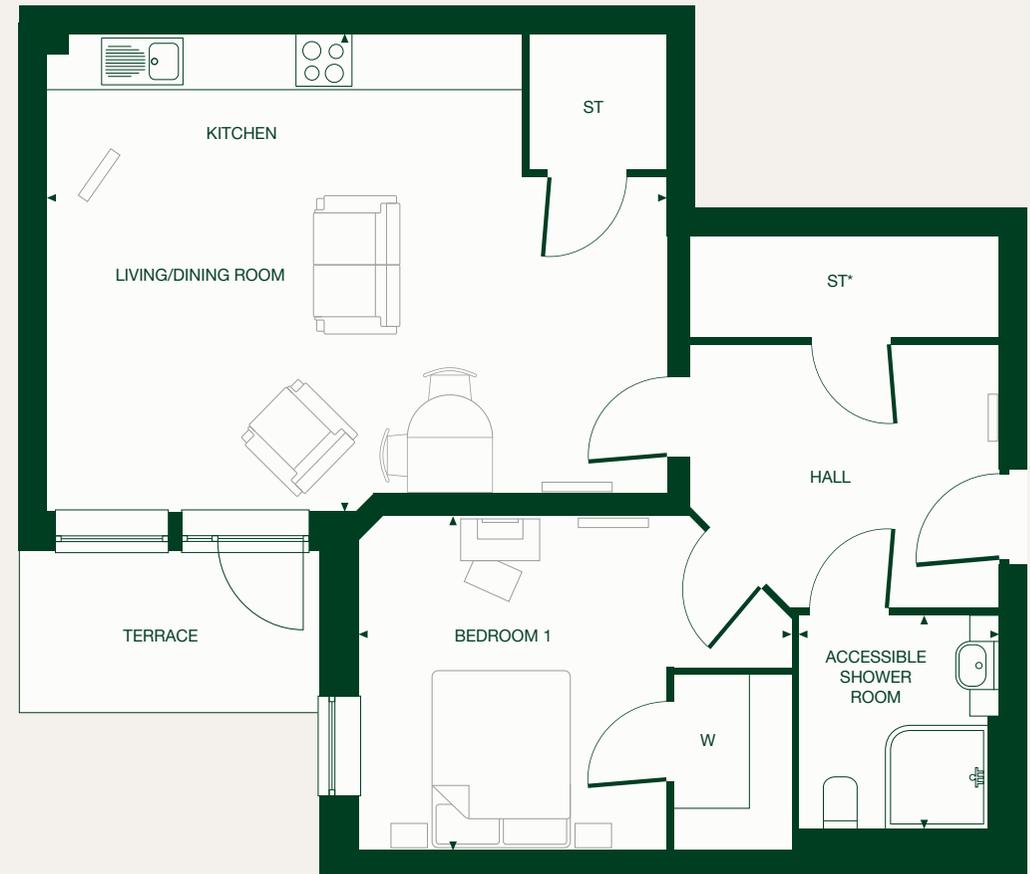
The Fulwood

Apartments:

Ground Floor | 09 |

Total area: 739.05ft² | 68.7m²

Living/Dining room & Kitchen	21' 9" x 16' 8"	(6629mm x 5079mm)
Bedroom 1	15' 2" x 11' 8"	(4627mm x 3548mm)
Shower room	7' 4" x 7' 1"	(2247mm x 2147mm)



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W Wardrobe
ST Storage cupboard

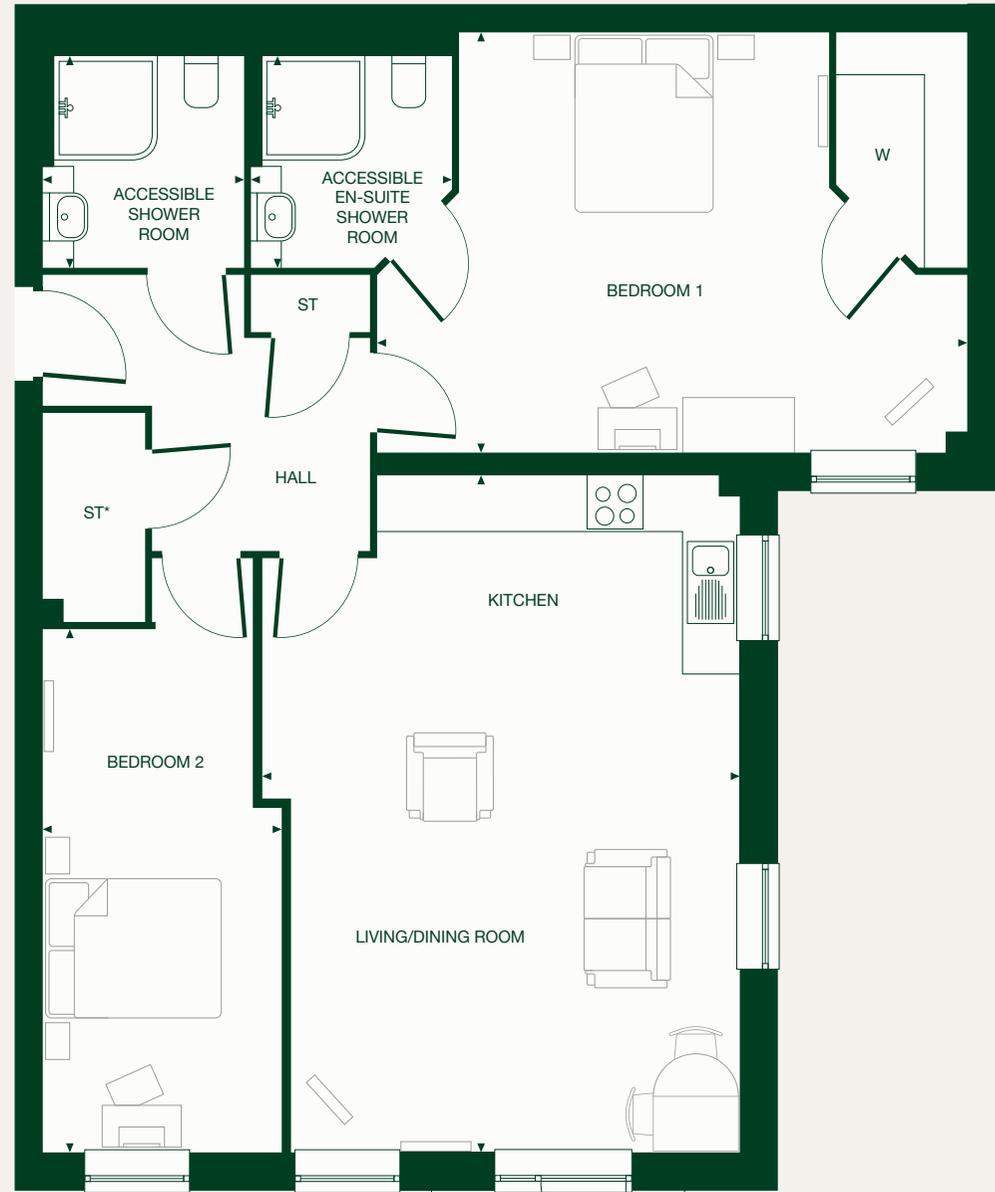
The Hamilton

Apartments:

First Floor	13
Second Floor	30
Third Floor	47

Total area: 1070.7ft² | 99.5m²

Living/Dining room	16' 9" x 16' 8"	(5105mm x 5090mm)
Kitchen	12' 9" x 6' 10"	(3875mm x 2094mm)
Bedroom 1	20' 8" x 14' 8"	(6308mm x 4466mm)
Bedroom 2	18' 3" x 8' 5"	(5552mm x 2555mm)
Accessible shower room x 2	7' 5" x 7' 1"	(2250mm x 2147mm)



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W Wardrobe
ST* Storage cupboard

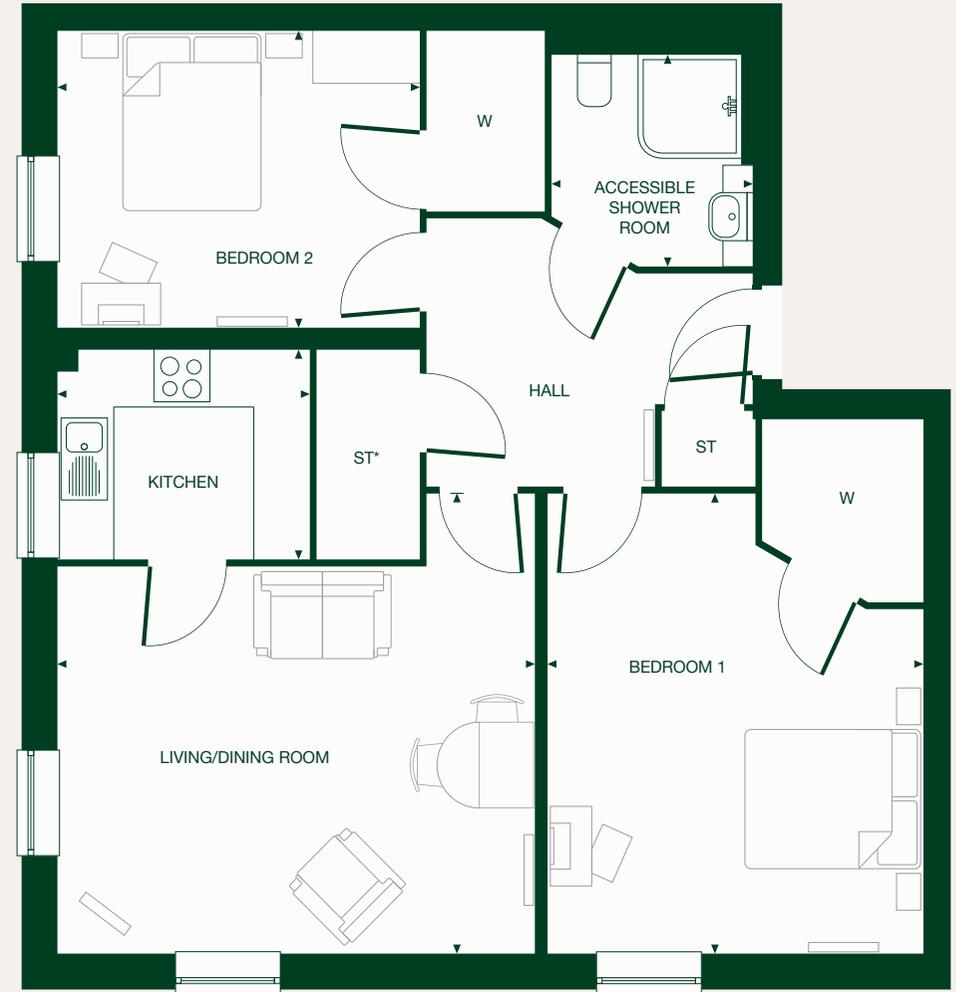
The Howe

Apartments:

First Floor	14
Second Floor	31
Third Floor	48

Total area: 895.8ft² | 83.2m²

Living/Dining room	16' 9" x 16' 0"	(5103mm x 4885mm)
Kitchen	8' 10" x 7' 3"	(2700mm x 2222mm)
Bedroom 1	16' 0" x 13' 2"	(4884mm x 4020mm)
Bedroom 2	12' 9" x 10' 4"	(3875mm x 3149mm)
Accessible shower room	7' 5" x 7' 1"	(2248mm x 2153mm)



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W Wardrobe
ST Storage cupboard

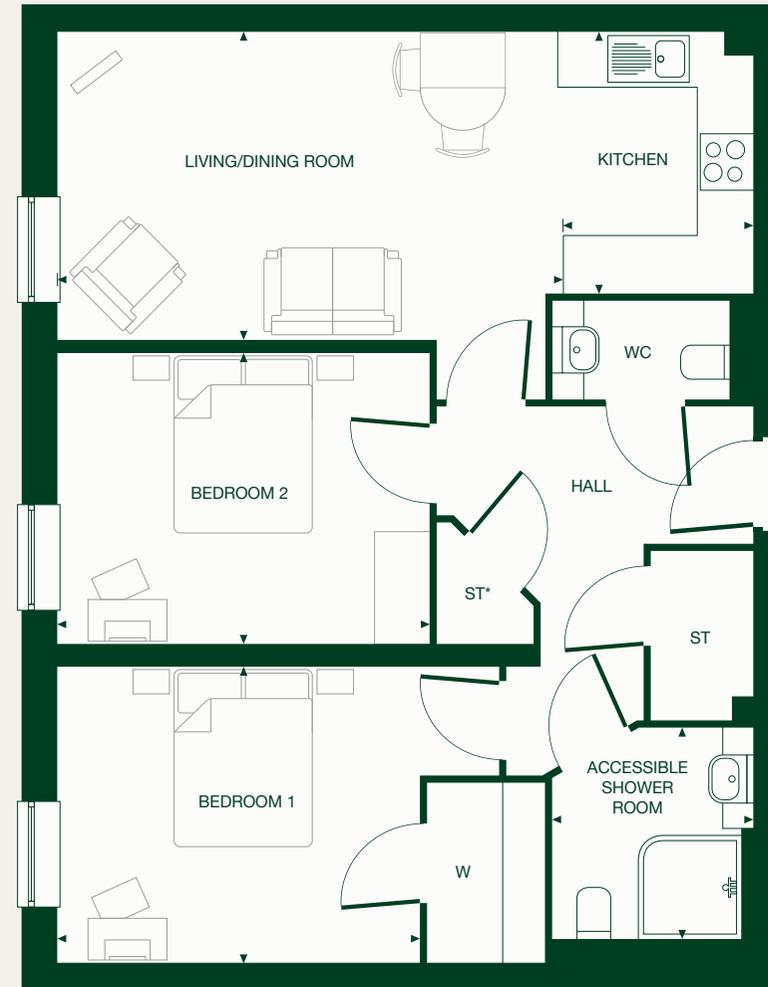
The Kensington

Apartments:

First Floor	15
Second Floor	32
Third Floor	49

Total area: 791.5ft² | 73.5m²

Living/Dining room	17' 9" x 10' 10"	(5404mm x 3290mm)
Kitchen	9' 1" x 6' 8"	(2780mm x 2014mm)
Bedroom 1	12' 9" x 10' 4"	(3875mm x 3149mm)
Bedroom 2	13' 1" x 10' 1"	(3979mm x 3085mm)
Accessible shower room	7' 5" x 7' 1"	(2250mm x 2153mm)
WC	6' 11" x 3' 5"	(2100mm x 1050mm)



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W Wardrobe
ST* Storage cupboard

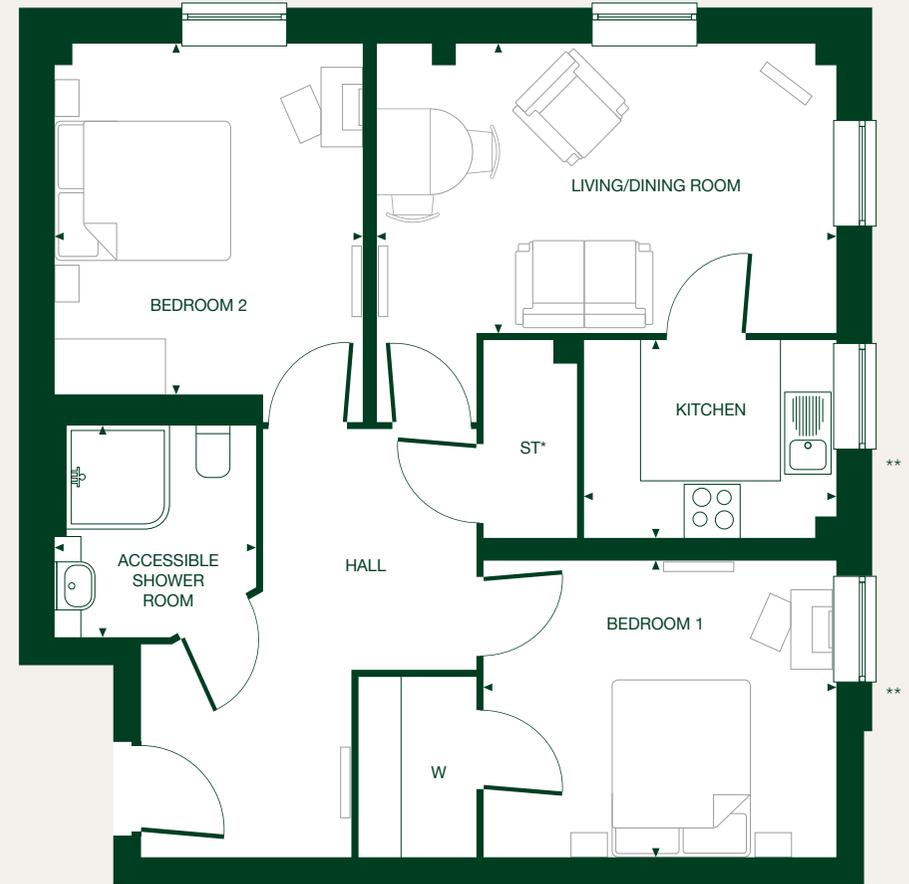
The Milton

Apartments:

First Floor	16 17
Second Floor	33 34
Third Floor	50 51

Total area: 755.7ft² | 70.2m²

Living/Dining room	16' 1" x 10' 1"	(4915mm x 3074mm)
Kitchen	8' 10" x 6' 10"	(2700mm x 2095mm)
Bedroom 1	12' 5" x 10' 4"	(3775mm x 3150mm)
Bedroom 2	12' 2" x 10' 10"	(3720mm x 3292mm)
Accessible shower room	7' 4" x 7' 1"	(2247mm x 2147mm)



Apartments 16, 33 & 50 are handed.

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**Window positions in Kitchen and Bedroom 2 different to plots 16, 33 and 50

W Wardrobe
ST* Storage cupboard

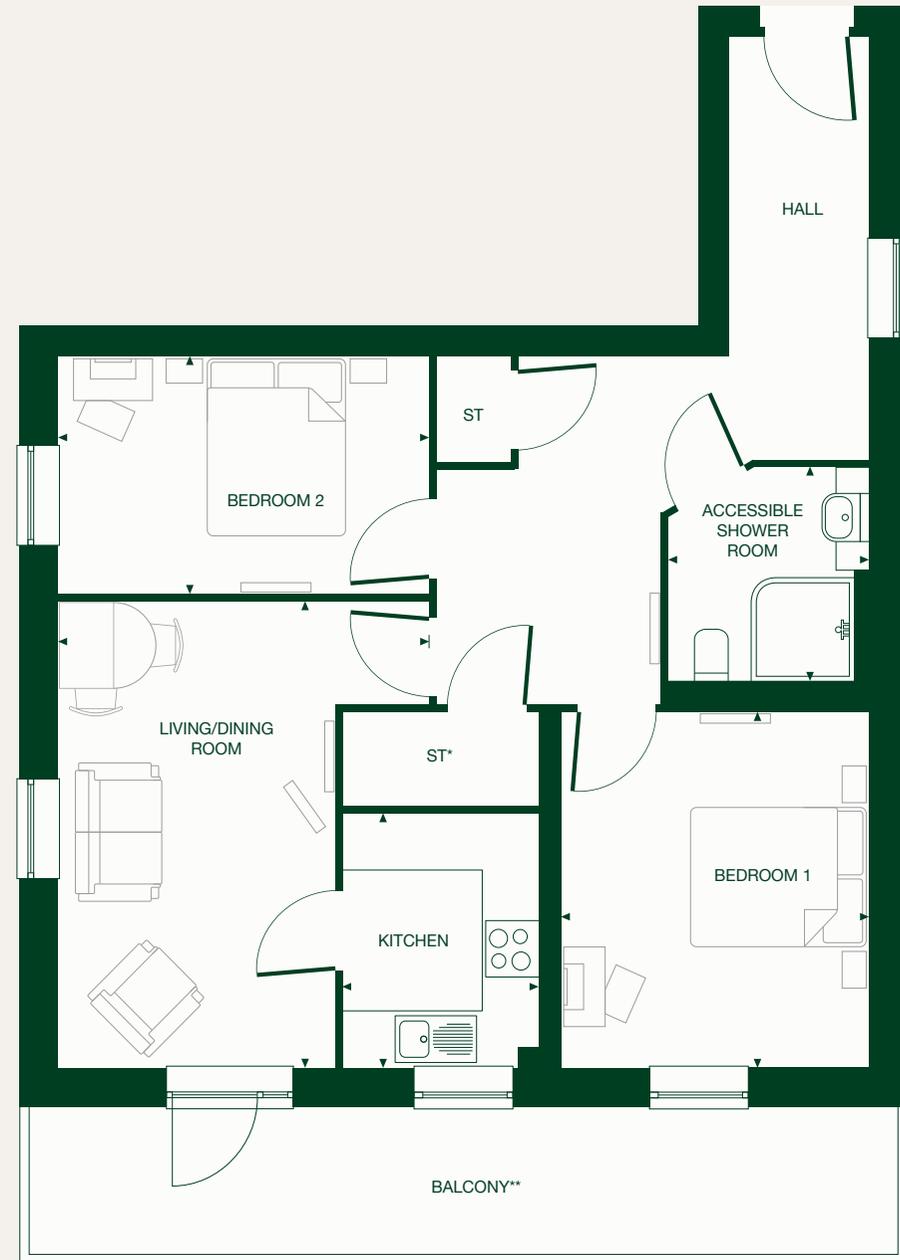
The Redford

Apartments:

First Floor	24
Second Floor	41

Total area: 760.0ft² | 70.6m²

Living/Dining room	16' 3" x 13' 0"	(4953mm x 3965mm)
Kitchen	8' 10" x 6' 10"	(2700mm x 2095mm)
Bedroom 1	12' 5" x 10' 10"	(3778mm x 3299mm)
Bedroom 2	13' 1" x 8' 3"	(3990mm x 2523mm)
Shower room	7' 4" x 7' 1"	(2247mm x 2152mm)



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** No balcony to plot 41

ST* Storage cupboard

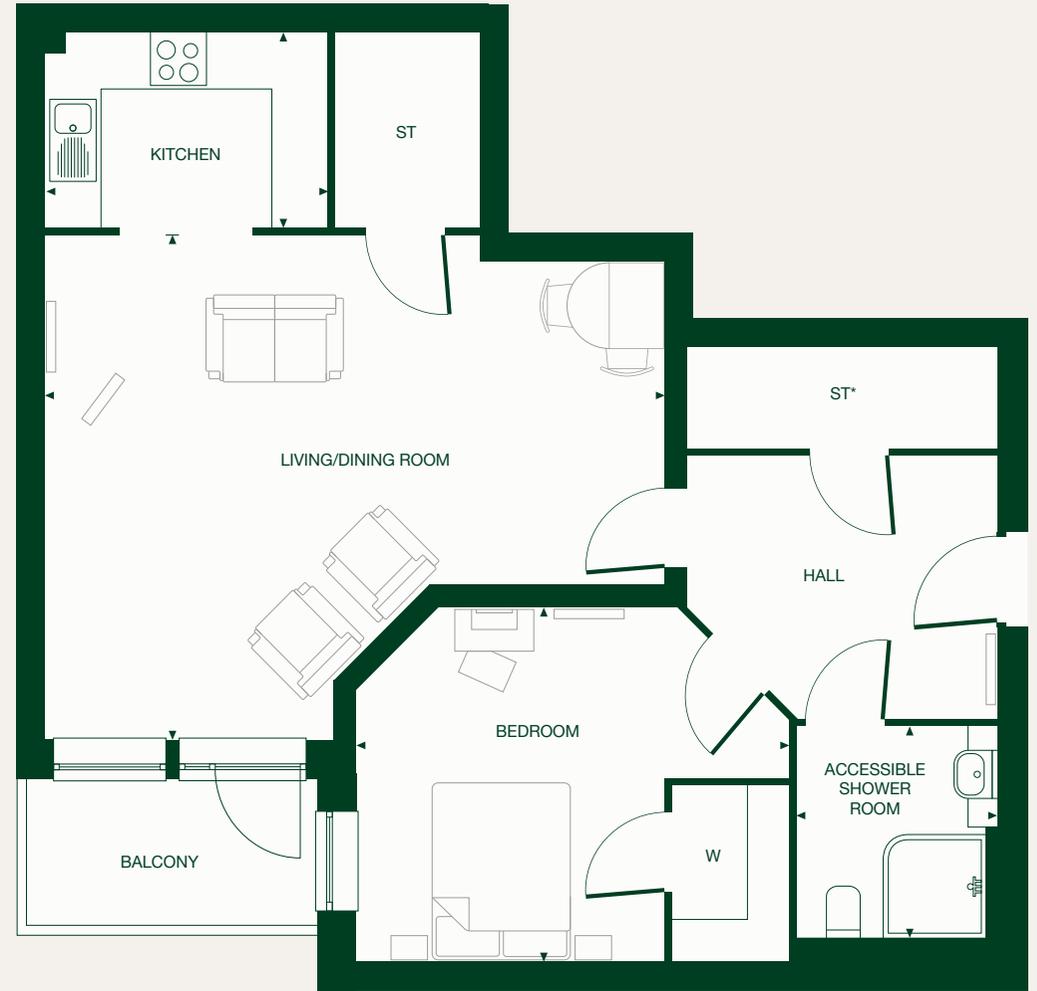
The Richmond

Apartments:

First Floor | 25 |
Second Floor | 42 |

Total area: 816.8ft² | 75.9m²

Living/Dining room	21' 9" x 17' 7"	(6629mm x 5354mm)
Kitchen	9' 5" x 6' 10"	(2865mm x 2075mm)
Bedroom 1	15' 2" x 12' 4"	(4630mm x 3759mm)
Shower room	7' 4" x 7' 1"	(2247mm x 2147mm)



* 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. ST* store cupboards contain hot water cylinder, MUHR unit and electric meter. Provision for a washer dryer in storage cupboard.

W Wardrobe
 ST* Storage cupboard

Map



Supermarkets

- 1 Sainsbury's Local
- 2 Budgens
- 3 Tesco Express
- 4 Iceland

Doctors/Dentists

- 5 Creffield Medical Centre
- 6 The Avenue Dental Practice

Pharmacies

- 7 Cavalry Road Pharmacy
- 8 Boots Pharmacy

Banks/Building Societies

- 9 Halifax
- 10 The Co-operative Bank
- 11 Santander

L Library

P Post Office

H Essex County Hospital



An ancient market town with a modern outlook

Colchester is among the most ancient towns in all of England. But it combines heritage with a lively community and superb facilities for sports and the arts providing everything for those wanting to make the most of retirement.

The River Colne runs through Colchester, offering beautiful and enjoyable walks, but the key to Colchester is its rich heritage. The 11th century Norman castle with its extensive museum is just one of many fascinating buildings that give the town its character. But Colchester has a modern side, boasting the best shopping in the region. Browse in the historic lanes or sample big retail names in its contemporary shopping arcades, like bustling Lion Yard. There are markets too, including the renowned Colchester Market held every Friday and Saturday on the High Street.

Take an elegant afternoon tea in the Tiptree Tea Rooms, or sample award winning restaurants like Greyfriars, with Art Deco interior and 21st century cuisine. Enjoy a traditional pub atmosphere in the The Odd One Out and The Old New Inn, or a livelier atmosphere in the Playhouse, converted from a theatre.

There is no shortage of exciting arts venues. Colchester is culturally rich, home to three theatres, an arts centre and galleries including the internationally important Firstsite Gallery. The town has a thriving artistic community. It ensures there are always exhibitions, theatre, music and more to visit. There are also plenty of clubs and societies for those ready to get involved and enjoy making their own artistic and cultural contribution.

The countryside around Colchester has a great deal to offer too. From idyllic Constable Country to the stunning Essex Coast there are opportunities for enjoying wildlife, or simply a drive and the chance to discover picturesque villages.

Of course, Colchester has excellent rail connections, ensuring London with its world-class shopping, shows and nightlife can be reached in under an hour.

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Colchester Castle



Firstsite Gallery



Abberton Reservoir



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