



Lionheart Court

Waltham Abbey

McCarthy Stone

Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Waltham Abbey

Market town living with a modern twist



- | | | |
|--------------------|---------------------------|--|
| 1 Tesco Superstore | 6 Shops & Restaurants | 11 The Welsh Harp Pub |
| 2 Doctor's Surgery | 7 Museum | 12 Waltham Abbey Church |
| 3 Lloyds Pharmacy | 8 Café | 13 Waltham Abbey Gardens & Rose Garden |
| 4 Vets | 9 Post Office | |
| 5 The Sultan Pub | 10 Tony's Pie & Mash Shop | Orange dot Bus stop |



It's no wonder Waltham Abbey is such a popular place to live. A thriving community atmosphere. Rich in royal history. Over 100 acres of country park on its doorstep. Glorious Epping Forest nearby. A train service that can whisk you to London Liverpool Street in just 30 minutes. The M25 and A10 in easy reach. This historic market town in Essex appeals on so many levels.

And Lionheart Court is ideally located, whatever you love doing in life. One of the first things you'll notice is how everything you need is so close by. Next door is a Tesco superstore, ideal for the weekly shop. Alongside the store, you'll find a health centre, Lloyds pharmacy plus a selection of shops which includes Timpson and a coffee shop.

Stroll on further, passing the town's historic Abbey, and you will arrive in the town centre. Church Street is home to familiar high street names and an abundance of independent retailers. A Market is held on Tuesdays and Saturdays. Plus, there's an excellent selection of restaurants,



cafés, tea rooms and traditional pubs. Beyond the centre is High Bridge Retail Park and nearby Waltham Cross also has a large shopping centre.

Live life your way

Each year the town hosts numerous community festivals and events. The Abbey Gardens have beautiful rose gardens, perfect for enjoying a little peace and quiet or a picnic. The town also boasts many fine examples of more modern architecture too – the Town Hall is a rare example of an Art Nouveau public building.

For lovers of the great outdoors, the River Lee Country Park stretches over 1000 acres and is perfect for walkers, cyclists, and wildlife watchers alike.

You'll be well looked after in Waltham Abbey

Designed with the over 60s in mind, Lionheart Court is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

While the town cherishes its history, it's certainly not living in the past. The contemporary style of Lionheart Court reflects this perfectly. Modern and stylish, it's designed to catch your eye. As you walk into the entrance and foyer you'll immediately feel at ease. It creates a wonderful welcome for homeowners, friends and family members. From here, you can enter the communal lounge.

Wonderfully light and airy, the lounge is the ideal space to spend time with neighbours and friends. From a quick catch-up, leisurely chat to a lively get together. And much like the Abbey Gardens, there are lots of quiet spots too if you just want to relax over a newspaper or spend time with a good book.

Step through the exterior door from the lounge and you'll discover the recently landscaped garden. From the seated patio area, you can admire the rich tapestry of colours created by the trees, plants and shrubs. Facing North East, you'll get the best of the morning sunshine and the sunsets that follow.

Ahead is a path that leads you through the garden. As you walk in parallel with the development building itself, you can admire the immaculate beds and borders. At the far end is a pergola, where you can sit and relax. This outside space is a pleasure to look at and effortless to enjoy too. We look after all the outside spaces for you.





More for you

Guest Suite^{^#}

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

House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

Parking[#]

Spaces are available for purchase.

Made for living *your way*

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. Lionheart Court is no exception.

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

We're here to help

Whether you are purchasing or renting your apartment at Lionheart Court, we can 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 Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

To help you select the option that's right for you, our friendly Sales Consultant will explain each in greater detail.



Lionheart Court

Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment

E - Entrance Lobby

GS - Guest Suite

H - House Managers Room

L - Lift

MSC - Mobility Scooter Charging

O - Office

R - Riser

RS - Refuse Store

W - Water Booster Room

Selected apartments are available to buy or rent.

For the latest availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/lionheart-court

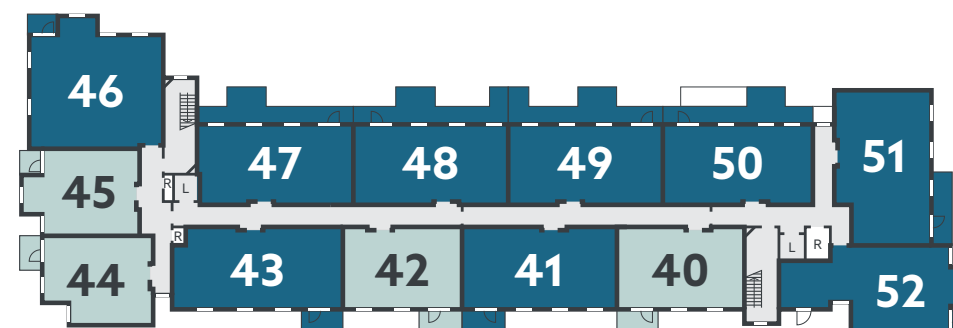
First Floor



Second Floor



Third Floor



Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony, terrace or patio to all properties
- ▶ Walk-in or fitted wardrobes to selected properties
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky Q connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated BOSCH appliances, microwave, ceramic hob and Beko fridge freezer
- ▶ Stainless steel BOSCH cooker hood and glass splashback
- ▶ Granite composite sink (anthracite colour)
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric radiators
- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted wet room with floor tiles
- ▶ White sanitary ware with high quality fittings
- ▶ Wall mirror with adjacent shaver socket
- ▶ Heated towel rail

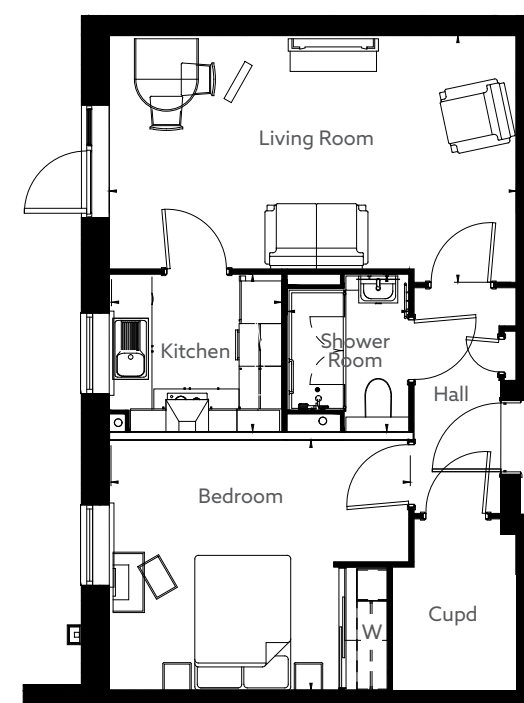
Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to bathroom and main bedroom

Typical apartment layouts

Approximate room sizes

One Bedroom



Living Room

18'9" x 11'4" / 5729 x 3473mm

Kitchen

7'10" x 7'3" / 2396 x 2213mm

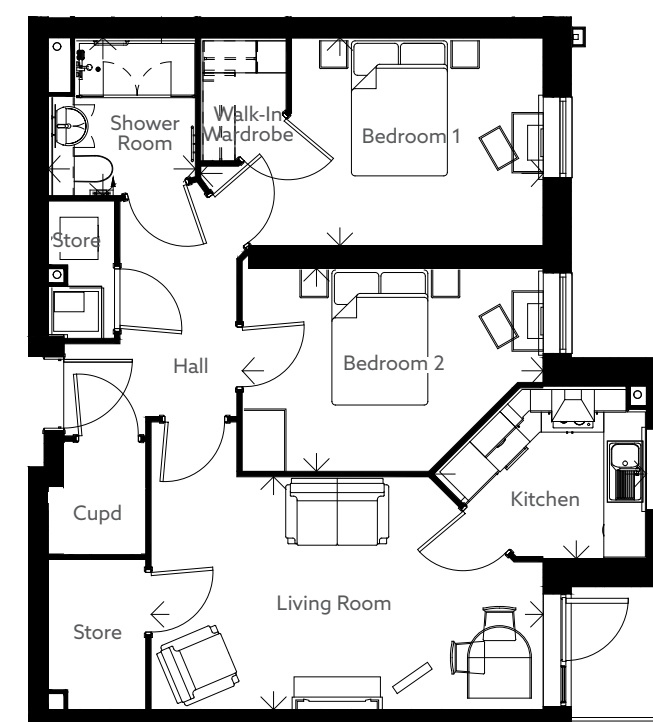
Bedroom 1

13'9" x 11'6" / 4213 x 3518mm

Shower Room

7'3" x 5'7" / 2213 x 1710mm

Two Bedroom



Living Room

18'1" x 13'3" / 5520 x 4047mm

Kitchen

9'7" x 7'11" / 2943 x 2434mm

Bedroom 1

15'9" x 9'7" / 4820 x 2927mm

Bedroom 2

13'10" x 9'4" / 4237 x 2856mm

Shower Room

7'3" x 6'9" / 2223 x 2073mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Lionheart Court and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs

- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Lionheart Court's web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for benefit of everyone.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/lionheart-court to find out more about buying or renting at Lionheart Court.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

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. 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.

April 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



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, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/lionheart-court

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