

NORTON PLACE

COMING SOON TO
ICKNIELD WAY, BALDOCK



McCARTHY STONE
Life, well lived



**“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.



LIVE LIFE YOUR WAY.

Exclusively for the over 70's, our brand new development is situated close to the heart of Baldock, with local shops and amenities, along with excellent transport links.

Norton Place will offer a choice of 24 one and 33 two bedroom apartments. All apartments will feature a range of integrated appliances throughout, and master bedrooms with fitted or walk-in wardrobes. Selected apartments will benefit from a patio and views onto our beautiful landscaped gardens.

Sitting 33 miles north of London and lying close to the River Beane, the charming market town of Baldock has a bustling High Street with independent shops, and vibrant restaurants and historic architecture - one of the most impressive the Art Deco fronted Tesco, once a Hosiery Factory. Baldock has a wonderful mix of services, retail outlets and spaces to socialise and experience art, history and culture, making it a great place to live. Our development is situated in a fantastic location near the Ivel Springs nature reserve and beautiful Avenue Park where keen walkers can

enjoy a tranquil stroll and see habitats for a variety of wildlife. On the High Street you can buy from award-winning butcher – Chapmans, pick up essentials from the convenience store or grab a coffee at the popular and charming Luna Café.

Our lovely development will feature stunning facilities such as the;

BISTRO RESTAURANT*

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

WELLNESS SUITE*

The Wellness Suite will have a hairdressing salon and treatment area.

GUEST SUITE*

Friends and relatives staying the night can be booked into our Guest Suite with en suite facilities.

ON-SITE ESTATE MANAGER*

The Estates Manager ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff will also be on-site 24 hours a day. 24/7 care is available if needed.

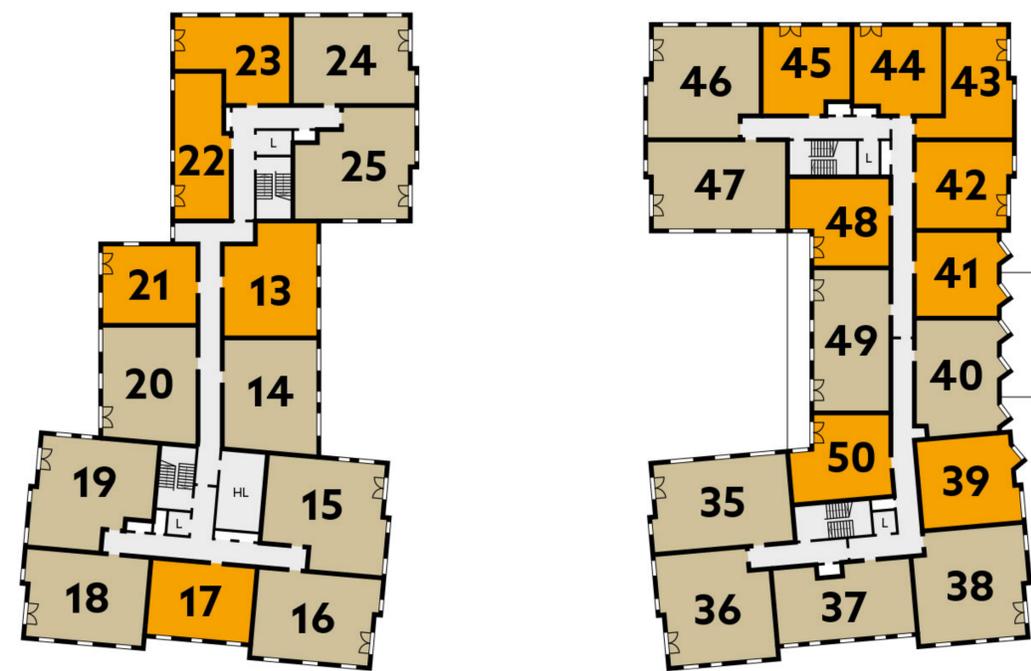
*Additional charges apply. Subject to availability.

DEVELOPMENT OVERVIEW

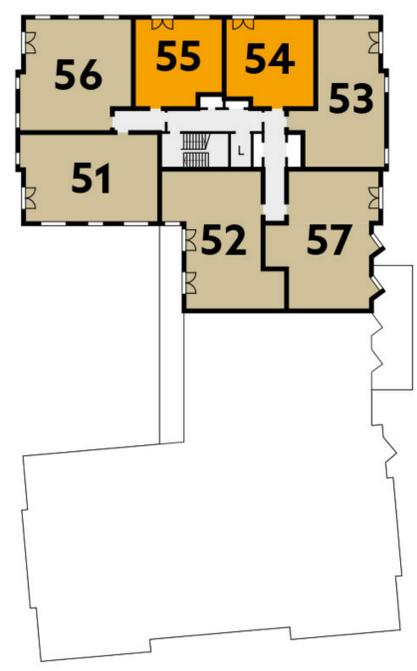
Ground Floor



First Floor



Second Floor



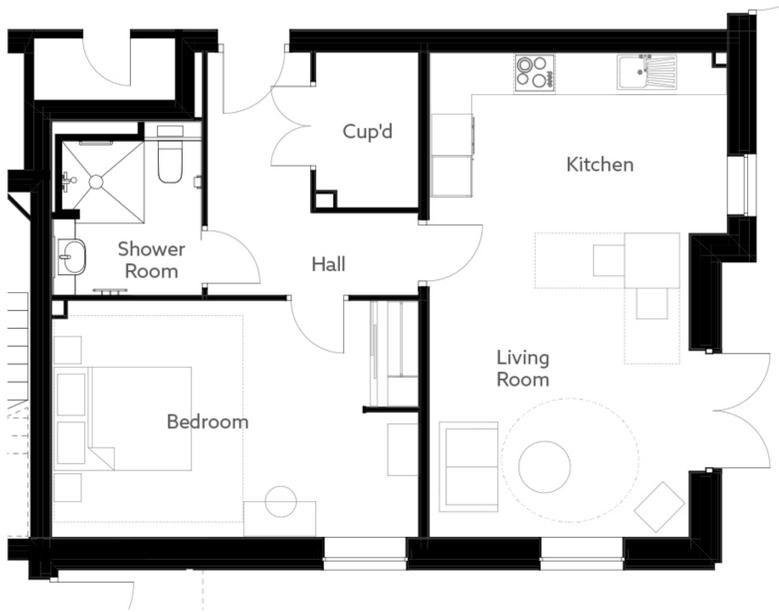
- 1 bedroom apartment
- 2 bedroom apartment
- Communal Areas
- CW - Covered Walkway
- E - Entrance Lobby
- GH - Green House
- GS - Guest Suite
- HL - Homeowners' Lounge

- K - Kitchen
- KR - Kitchen Refuse
- L - Lift
- LA - Laundry Room
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room

- R - Reception
- RR - Refuse & Recycling
- SR - Staff Room
- VHG - Vegetable & Herb Garden
- WS - Wellness Suite

TYPICAL APARTMENT LAYOUT

One Bedroom



Approximate room sizes

Living Room/Kitchen
7050mm x 4330mm / 23'1" x 14'2"

Shower Room
2535mm x 2185mm / 8'3" x 7'2"

Bedroom
5328mm x 3440mm / 17'5" x 11'3"

Two Bedroom



Approximate room sizes

Living Room/Kitchen
8265mm x 2886mm / 27'1" x 9'5"

Shower Room
2518mm x 2170mm / 8'3" x 7'1"

Bedroom One
5131mm x 3070mm / 16'8" x 10'1"

Bedroom Two
5215mm x 2680mm / 17'1" x 8'8"

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.

January 2022



More than 90% of our customers say they would recommend us. It's meant we've been awarded the maximum 5-star rating for customer satisfaction in the Home Builders Federation survey for the last 16 years. No other UK house builder has ever achieved this.

To find out more, call **0800 185 5948**
or visit mccarthystone.co.uk/norton-place

Norton Place, coming soon
to Icknield Way, Baldock, Hertfordshire, SG7 5AN

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