



Independence **PLUS** Support

Discover Retirement Living **PLUS**
at Williamson Court, Lancaster



McCarthy & Stone
— Retirement living to the full —



General Enquiries
Tel: 01273 822222

Admission Enquiries	Phone: 01273 822222
Residential Enquiries	Phone: 01273 822222
Day Care Enquiries	Phone: 01273 822222
Health Centre	Phone: 01273 822222
Residential Services	Phone: 01273 822222
Residential Support	Phone: 01273 822222

By
Williamson
Court



A warm welcome to Williamson Court

Exclusively designed for the over 70s, our stunning development of privately owned and rented one and two bedroom retirements located in the thriving city of Lancaster.

Here you will enjoy the benefits of living in a beautiful property, free from the worries of external maintenance or gardening and in a community of friendly 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.



A place I love

PLUS



the support

I need

You'll feel right at home at Williamson Court in next to no time. It's easy to relax knowing there's a dedicated Estate Manager on hand during the day – a friendly face who will be around to provide help and support as and when you need it.

Our Estate Managers don't just take care of the practicalities of running our developments, they help organise social activities, which our residents are free to get involved in if they wish.

There's the added peace of mind of staff on-site 24 hours a day, care services you can tailor to your needs and a restaurant serving meals daily[^], so you can dine in company.

Moving to Retirement Living **PLUS** is about embracing a rich and fulfilling lifestyle with a little more care and support when you need it.

“ Living here has given me so much more time to enjoy myself, I don't have any worries about maintenance as everything is taken care of. My family live all over the country so I don't get to see them very often, but being here means I'm never alone. ”

Homeowner, Penn

More time to do the things you love

Williamson Court has everything you need to get on with enjoying your retirement to the full.

Alongside the on-site restaurant, the stunning communal lounge opens out to a landscaped seating area which we make sure look their best all year round. It's a lovely outdoor space to sit back, relax and enjoy your retirement with friends, old and new.

If you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development's guest suite, which has en suite facilities*. They will find it's like staying in a hotel, while all you need to do is make the most of their company.

We also understand the companionship that a pet can bring, so you're welcome to bring them along too†.



^Extra charge applies. *Typically £25 per night. Subject to availability.
†Ts&Cs apply. Please speak to Sales Consultant for more information on our pet policy.

The real benefit of an apartment at Williamson Court is that everything is designed to help you carry on living independently.

If you require additional support, now or in the future, there's a qualified and reliable team right on your doorstep.

“In my McCarthy & Stone apartment I can live a leisurely, stress-free life. It's all about peace of mind for me and my family, feeling secure knowing there's always someone there if I need help.”

Dorreen, Homeowner at Williamson Court



We're dedicated to helping you live your retirement to the full

Introducing YourLife - our wonderful in-house care and management team

We understand that to provide excellent customer service we need outstanding people. That's why we employ and train the team who oversee Williamson Court. All YourLife staff must provide an enhanced certificate from the Disclosure and Barring Service (DBS) before they commence work at the development.

It's also reassuring to know that the Care Quality Commission (CQC) regulates YourLife. The Estates Manager who leads the team is personally registered with the Commission.

Yourlife are always there when and if you need them.

To read the CQC's independent evaluation of our provision, please see: www.cqc.org.uk/search/yourlife[†]

YourLife
Care and Management

[†]If you don't have internet access, we can print your reports on request.

A team you can trust

You can trust in the provision of excellent personal care and management from our very own team, enabling you to continue to live independently.

YourLife brings a professional service to your own home, providing flexible personal, domestic and social care support packages, tailored entirely to suit your requirements.

With an extensive assortment of services on offer – from help with grocery shopping to someone accompanying you to a doctors' or hospital appointment – you might also want to book additional time. This is charged in 15-minute increments, so you only ever pay for the support you need.

Domestic assistance

Your service charge already includes one hour's domestic assistance every week. You can use this time for help with a range of chores, from housework to shopping for groceries, leaving you more time to do the things you enjoy. If you would like a little more help around your apartment you can add more time, for an additional charge.

Personal care[^]

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's 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 Estate Manager, so you can be sure you have all the care and support you need from the moment you move in.

[^]Extra charge applies.



Lifestyle support[^]

If you want to take a shopping trip or have an evening at the theatre, one of our team will be happy to assist you.

Laundry service[^]

The team can take care of all your laundry requirements, returning your items washed, dried and ironed in 24 hours.

On-site restaurant[^]

Our table service style restaurant is a lovely place to meet up with other residents and perfect for those days that you don't want to cook for yourself. Serving delicious three course meals every day for you and your family and friends, using fresh ingredients and catering for special dietary requirements.



Rooftop Terrace

Residents can enjoy the outdoors and panoramic views towards Morecambe Bay from the large rooftop terrace, without having to lift a finger. With plenty of sofas, tables and chairs, it's the perfect place to enjoy a drink with your neighbours in the summer months.

Rooftop Terrace

[^]Extra charge applies.



A great place to live **PLUS** real value for money



Compared to staying in your own home or moving into a care home, Retirement Living PLUS offers incredible value for money.

If you choose to stay in your own home you'll have the stress of up-keep and maintenance costs, and the prospect of depending on social care that's already stretched to the limit. And if you move into a care home your capital will disappear in no time at all.

Move to a Retirement Living **PLUS** apartment and you'll still have the privacy of your own home, only paying for any additional services you use, provided by our own YourLife team. So when you compare the costs, you'll see we offer real value for money, plus a level of care that both you and your family will feel at home with.

The development

- The homeowners' lounge is the perfect place to entertain visitors, socialise with neighbours and make new friends
- Landscaped garden and rooftop terrace with panoramic views for you to enjoy, without having to lift a finger
- Guest suite perfect for when friends and family come to visit[#]
- Lift to all floors
- Table service restaurant serving delicious three course meals every day
- Car parking[#]
- Mobility scooter store and charging room[#]

Services

- The Yourlife team - including a dedicated Estate Manager and staff on-site 24/7, to provide help and support if required
- One hours' domestic assistance included per week
- Additional support packages, tailored to suit your needs[^]
- 24 hour emergency call system, should you need emergency assistance day or night
- You won't have any worries about the maintenance of the exterior of the property, because all that is taken care of for you
- If you need someone to put up pictures, shelves or hang curtains we have teams of professional tradespeople you can call upon. As part of your moving package, we'll provide one hour's service within your first 30 days of moving

“ We now have care that fits around my mother’s life – not the other way around. The model of care provided has been perfect. As soon as we looked around the apartment, I knew that it would be a happy and safe environment for her to live in. Purpose built with everything from waist-level wall sockets to wet rooms – they really do think of everything! ”

Relative of homeowner, Didcot



Our stunning apartments are built to high standards

10 year guarantee

As a registered builder with the NHBC, all new McCarthy & Stone apartments come with a 10 year NHBC Warranty.

All in place

With double glazing and insulation, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst helping to keep your heating bills low. We'll also ensure that telephone, TV and Sky connection points are fitted ready for the day you move in. If you choose, you can also have a broadband connection installed for ultimate connectivity.

Safe and secure

Peace of mind comes from a door entry system linked to your TV, so you can see who's there before letting anyone in. There's also an intruder alarm and a 24-hour emergency call system, giving access to assistance whenever you need it. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything at home is left safe and secure.

Put your own stamp on your apartment

Throughout the apartment the decor is light and neutral – a blank canvas, so that whatever your taste in furniture and furnishings, everything is sure to co-ordinate beautifully. You'll have plenty of scope to make your apartment your own by incorporating personal touches.



Registered builder



A smart apartment **PLUS** clever features

Step inside one of our new apartments and you'll soon start to wonder why you didn't move years ago. You'll settle quickly into your spacious new home, with plenty of room for your precious belongings.

When family and friends visit you can entertain them in comfort and style in your home, with the communal lounge providing extra space, should you need it. Selected apartments also benefit from balconies or patio areas.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances. Everything is designed to make cooking and cleaning as effortless as possible.

Our luxurious bathrooms are designed to offer both functionality and safety. They all have level access showers, so you can get in and out easily, as well as slip-resistant flooring and lever taps that turn on and off with ease.

Your new apartment in detail

General

- Double glazing to all windows
- Balcony or patio to selected apartments
- Walk-in or fitted wardrobes to selected apartments
- Telephone and television point in living room and bedrooms
- NHBC 10 year warranty
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated Hotpoint appliances - fridge/freezer, mid-height oven and ceramic hob
- Stainless steel cooker hood and glass splashback
- Stainless steel sink
- Lever mixer taps

Shower room

- Fitted wet room with vinyl flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Illuminated mirror
- Heated towel rail
- Integrated shaver socket

Heating and finishes

- Panel heating and storage heaters
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings

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

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



Typical interiors





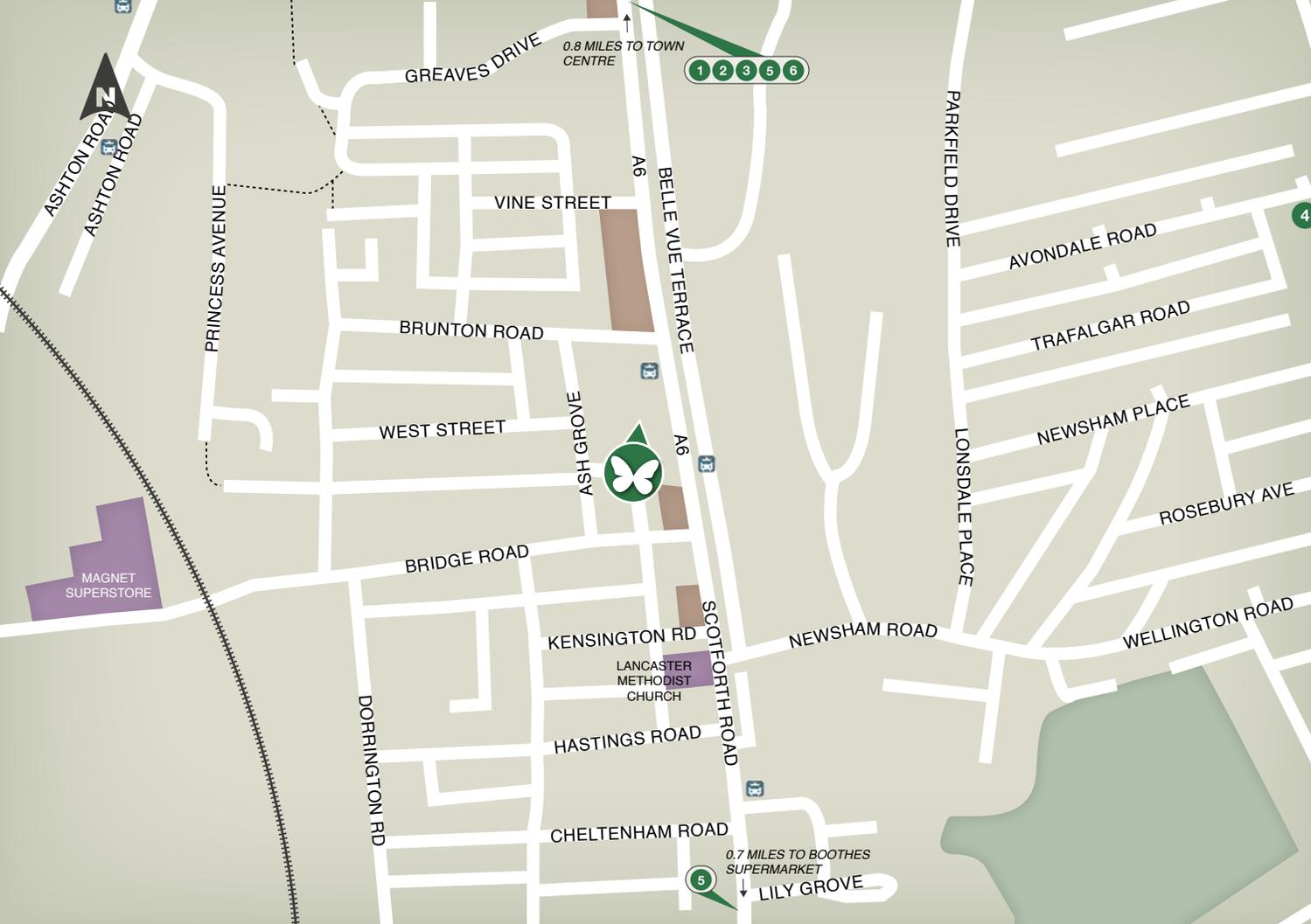
The perfect location to live your retirement to the full

Set close to the heart of the bustling town of Lancaster, Williamson Court provides both convenience and luxury perfectly positioned on Scotforth Road (A6) and within easy reach of the town centre.

With excellent public transport links close by including a bus stop outside the development, residents can take the bus in to town, reaching the main high street within just five minutes.

Lancaster boasts all the local amenities residents could wish for, including a wide variety of cafes and restaurants as well as many independent boutiques and high street retailers. You'll also find a Post Office, banks, travel agents and pharmacies for your convenience; there really is something for everyone.

With history, convenience and a real small town atmosphere combined, Williamson Court in Lancaster is the perfect place to enjoy your retirement to the full.



Local attractions - Museum



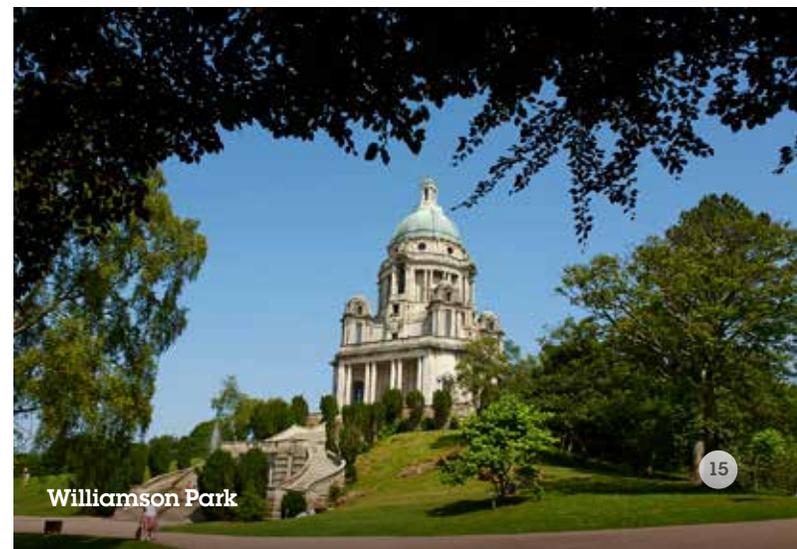
Beautiful surroundings



Williamson Court

- 1 Bank
- 2 Dentist
- 3 Doctors
- 4 Post Office
- 5 Supermarket
- 6 Chiropodist
- 7 Train Station

Not all attractions and businesses listed, map is indicative.



Williamson Park



Help with your move and with your costs

Once you've found your perfect location, we continue to support you with our Smooth Move and Part Exchange services. We can even help towards estate agent fees and legal services, and provide a specialist removals service.

Of course, you might be happy to sell your old home on the open market. But it's worth noting that whatever the value of the property you're leaving – be it more, less or equal to that of your new apartment – if you choose our Part Exchange scheme you won't need to find a buyer. You just decide what's best for you.

“ The McCarthy & Stone sales team made my purchase and move smooth and trouble free. Their continuous support throughout a very stressful period left me with a smile on my face and a certainty that I had made the right move. ”

William Burgess
Homeowner, Biggleswade

Smooth Move

Our Smooth Move service makes the whole moving process easier for you and helps you feel instantly at home in your new apartment. You couldn't be in better hands.

Leave all the lifting and carrying to us. Our team of specialist removers can help you declutter, pack up your belongings and take them to your new apartment before carefully unpacking them again.

We can even hang your pictures and mirrors, put up shelving and do any other small tasks that'll soon have your new apartment feeling like home.

As well as our free specialist removals service, Smooth Move also offers you:

- £2,500 towards your estate agent fees; and
- £1,000 towards legal fees.

Part Exchange

If you're looking for the quickest, most straightforward route into your new McCarthy & Stone apartment, our Part Exchange service might be the answer. You effectively gain a cash buyer, removing the risk of problems with property chains. You won't need an estate agent either, so you will save money on fees.

While Part Exchange can speed up the whole moving process, we still appreciate that you won't want to feel rushed into getting everything done on moving day. That's why we give you access to your old property for up to a fortnight after the sale completes.

Of course, we can't guarantee you won't get a better price for your property on the open market. But many customers say the time, expense and hassle they save with Part Exchange makes it the better option for them.

For both Smooth Move and Part Exchange, terms and conditions apply. Offers may change and are correct at time of print. For more information and full terms and conditions, please visit mccarthyandstone.co.uk/how-we-help





Providing award-winning customer service

We're incredibly proud to have been awarded a 5-Star rating in customer satisfaction, as voted for by our homeowners via the House Builders Federation (HBF) survey.

And are delighted that so many of our residents say they would happily recommend us to their friends and family. We believe this is testimony to the quality and attention to detail that goes into all our developments and the service we provide.

What's more, almost 90% of our homeowners say that moving to a McCarthy & Stone development has improved their quality of life*.



*HBF New Homes Survey – based on 1,460 homeowners who moved into a McCarthy & Stone development since October 2015.



McCarthy & Stone

— Retirement living to the full —

We'll help you find your perfect retirement apartment.

Williamson Court, 142 Greaves Road, Lancaster, LA1 4AR

A large print version of this brochure is available on request

Call us on **0800 201 4106** to find out more
or visit **mccarthyandstone.co.uk/williamsoncourt**

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 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 move, please contact the Sales Consultant before travelling to view. Details correct at time of print.

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