



Rogerson Court
Pocklington



Welcome to Rogerson Court

Rogerson Court is McCarthy and Stone's new development of luxury Retirement Living apartments in Pocklington. This stunning development offers a collection of 34 one and two bedroom apartments exclusive to people aged 60 and over. It provides a rare opportunity to own a high quality and stylish home that has been carefully designed to allow you to retain your independence for longer.

At Rogerson Court you can enjoy your beautiful apartment free from the worry of exterior maintenance. Feel safe and secure with a camera entry system linked to your own TV in your apartment and emergency call points answered 24 hours a day. What's more when you feel like company, the homeowners' lounge is a welcoming space where you can socialise with friends and neighbours.



Market Street, Pocklington

- Convenient market town location
- Low maintenance apartments
- Homeowners' lounge
- Guest suite[#]
- Maintained gardens
- 24 hour emergency call system
- Camera door entry system
- Private parking[#]
- Lift to all floors

[#]Subject to availability. Additional charge applies.



Live life your way

Whether you want to move closer to family, free up funds or are simply looking for a beautiful new home, Rogerson Court provides properties of genuine quality to meet your needs.

Living in a McCarthy and Stone apartment means those time consuming chores such as gardening and external maintenance, including external window cleaning and general upkeep of the communal areas, are taken care of by our expert team at McCarthy and Stone Management Services.

McCarthy and Stone Management Services maintains our developments to a high standard, providing an excellent and efficient service for our homeowners day in, day out. This is why at Rogerson Court you can relax in the knowledge that more time is your time; instead of spending hours looking after your property, you can concentrate on those hobbies and activities you really enjoy.



"Cosgrove Hall Court is a very sociable place and we really enjoy the active social life. We have regular coffee mornings and film nights and there is always someone to talk to.

However, having your own apartment means that if you prefer your own company, there is complete privacy in your own home."

Homeowner,
Cosgrove Hall Court, Manchester



Enjoy companionship and security

At the centre of the Retirement Living development you will find the House Manager who will be on hand Monday to Friday ensuring things run smoothly day to day.

A 24 hour emergency call system ensures you will have assistance should you ever need it and a fully monitored smoke detector and intruder alarm helps ensure the safety of your property when you are not at home.

Peace of mind also comes from a camera door entry system linked to your own TV, so you can see who is there before letting anyone in.

When you feel like company, the homeowners' lounge makes a welcoming space to meet with friends and neighbours. When family or friends come to visit, the stylish guest suite[^] will be a comfortable place for them to stay. And as a McCarthy and Stone homeowner, you will be entitled to stay in the guest suite at any of our developments throughout the UK. You can use them to enjoy a city break in the major cities including Edinburgh, London and Bristol or spend time in the country or by the coast.

We also understand how important a pet can be in your life so you are welcome to bring a well-behaved pet to live with you in your apartment*.

*Please speak to the Sales Executive for more information about our pet policy. [^]Subject to additional charge. Subject to availability

Luxury living is in the detail

The little details matter every bit as much to McCarthy & Stone as they do to you. A touch more here and some extra attention there can make all the difference to your contentment. Every McCarthy & Stone apartment is specifically designed to make life easy and comfortable.

Features include spacious living and dining areas and modern fully fitted kitchens with integrated appliances including a waist height oven, a ceramic hob and fridge/freezer. Enjoy the luxury of walk-in wardrobes to the main bedrooms and modern bathrooms with a host of superior features. Selected apartments enjoy an outdoor terrace or walk out balcony. The well maintained grounds include landscaped gardens, seated patio areas and a private car park.^



Typical interior



Typical kitchen



Typical interior

With double glazing, insulation and electric heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst helping to keep your heating bills low. We have also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in.

Every apartment comes with a two year warranty for most aspects of the construction, backed up by an NHBC guarantee which covers major structural defects for a further eight years.



Typical bedroom



Typical shower room

^ Subject to availability. *Additional charges apply.

* Subject to subscription. Free upgrade for SkyQ connection points upon request.

There is plenty on your doorstep in Pocklington

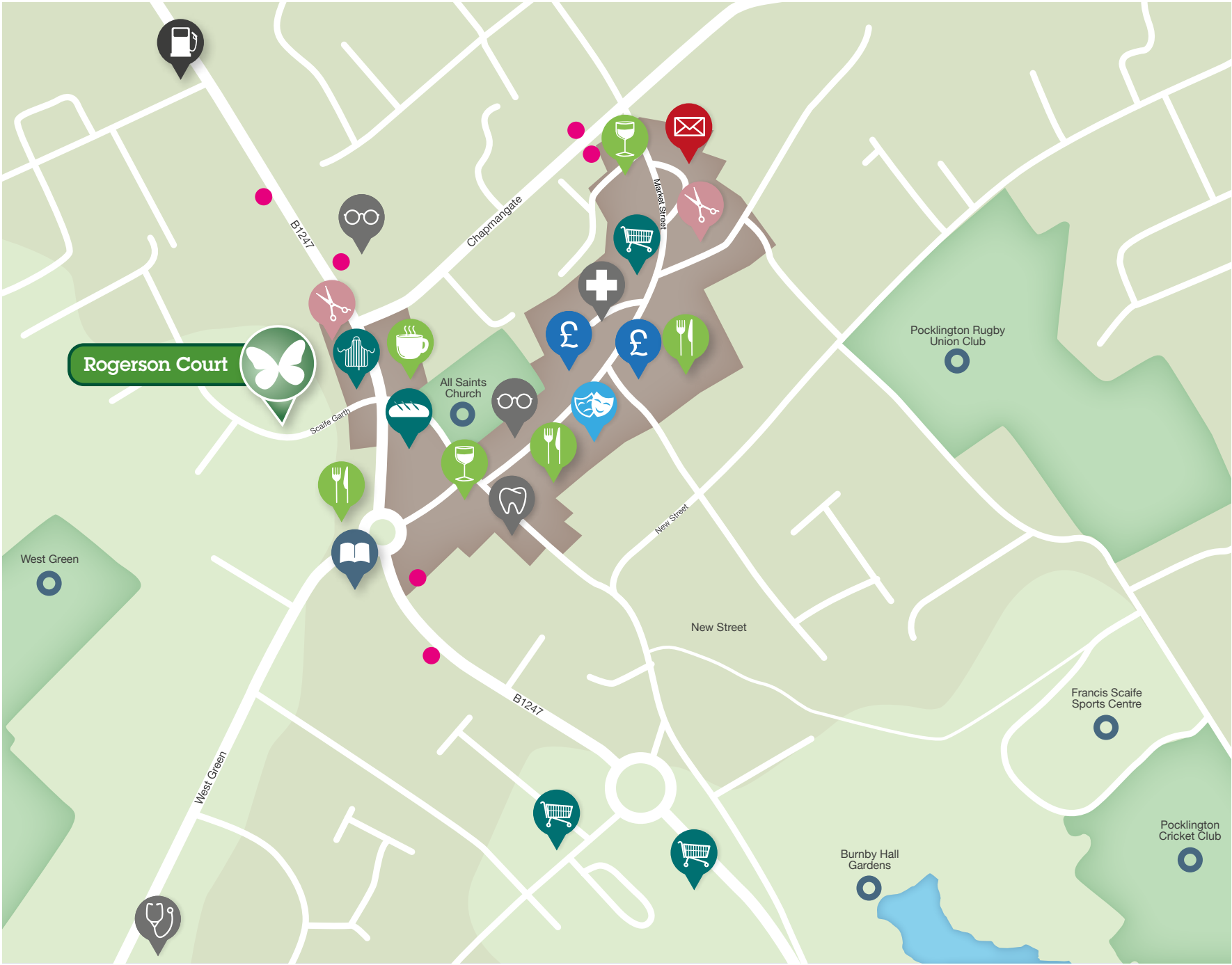
The historic market town of Pocklington has all the facilities you need to enjoy a full and active retirement. In a convenient location, Rogerson Court allows easy access to all that is available.

Pocklington is well served by the major supermarkets. It also offers a variety of independent shops, a post office, cafes, bars and restaurants.

If you enjoy the outdoors, you can take a leisurely stroll in the award winning Burnby Hall Gardens with formal flower beds, lakes and a Victorian Garden. There are excellent golf facilities in the area and Pocklington's Stewart Bowling Club is located less than a mile from Rogerson Court.

Pocklington hosts many annual and one off events for local residents and visitors including a summer fair, a Christmas Market and the famous Flying Man Festival.

Good transport links by road and rail ensure your family are always close by. The nearby A1079 is the major road linking York to Hull. North and south bound bus stops are located less than 250 yards from Rogerson Court providing direct access to surrounding towns such as Beverley and Market Weighton.



Rogerson Court
Scaife Garth
Pocklington
YO42 2SJ

- SHOPPING
- CAFE
- BAR / RESTAURANT
- PHARMACY
- BANK
- POST OFFICE
- HAIRDRESSER
- OPTICIANS
- DENTIST
- PETROL STATION
- LIBRARY
- MEDICAL CENTRE
- BUTCHER
- THEATRE
- BAKERY
- RESTAURANT
- BUS STOPS
- PARKS
- SHOPPING AREAS

We'll help you make the move

Once you have found the perfect apartment, your move could not be in better hands. We will arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed for you, taken to your new apartment and unpacked again onto a flat surface. They will even de-clutter if you wish.

There are lots of ways we can make your move as easy as possible. We can even contribute to your moving costs, such as estate agent and solicitor fees and offer a free one hour handy man service if you need someone to put up pictures, shelves or hang curtains.*

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you will be convinced it is the right move for you.

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 brochure, 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 buy, please contact the Sales Executive before travelling to view. Details correct at time of print.

*Terms and conditions apply. Visit mcCarthyandstone.co.uk/smoothmove or speak to a sales executive for more details.



“When the time came to make the move I didn’t have to do a thing. It was all arranged for me and went without a hitch. When I entered my new apartment I knew I had made the right choice.”

Jackie Follet
Homeowner, Isle of Wight





McCarthy & Stone has apartments for sale at over 100 developments across the UK. So, wherever you want to be, we will have locations that are perfect for you.



Please call us free on **0800 201 4106**
and we will help you find your perfect home.

mccarthyandstone.co.uk/rogersoncourt
Scaife Garth, Pocklington YO42 2SJ