

GENTIAN PLACE

AYLESBURY



McCARTHY STONE
Life, well lived

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Welcome

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RELAXED LIVING IN A HISTORIC MARKET TOWN.

Resting at the foot of the stunning Chiltern Hills, this Buckinghamshire town has much to offer. Convenient living. Bustling markets. Friendly community atmosphere. Outstanding natural beauty on your doorstep. Aylesbury would be a delightful place to call home

FIND YOUR HAPPY PLACE IN AYLESBURY.

With the town centre close by and a peaceful canal on your doorstep, Gentian Place is named after a local flower — the Chiltern Gentian — which blooms in late summer on the Buckinghamshire chalklands. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.

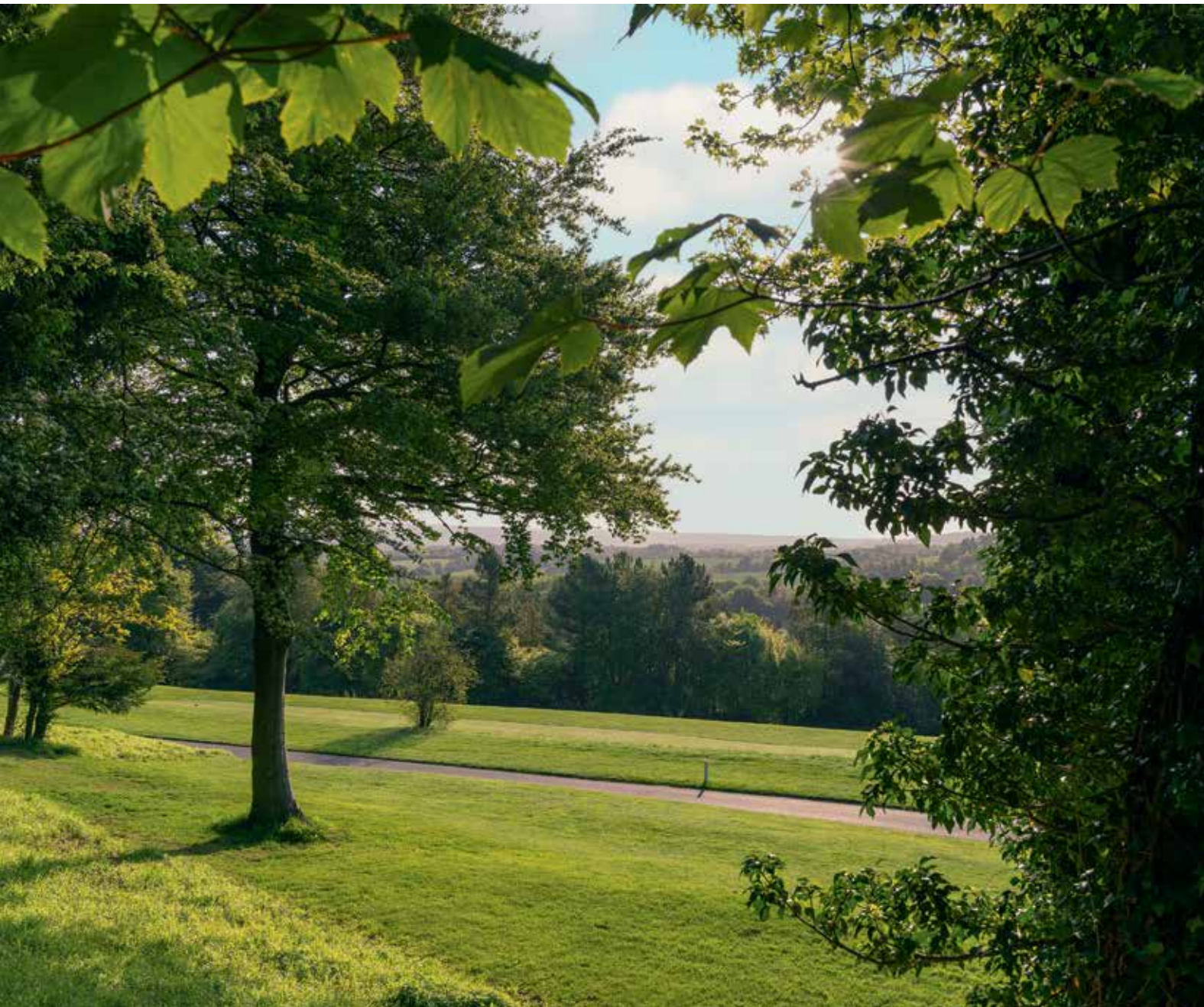


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LIVE LIFE YOUR WAY.

Gentian Place offers you convenient living with everything you need close by. With a Tesco Superstore a stone's throw from the development, food shopping is no hassle. There's a Costa Coffee and a pharmacy here too, plus a regular bus service to the town centre, a mile away.

Here you'll find an array of shopping opportunities. The historic market square hosts a market three days a week, including 'Foodie Fridays'. There are one-off special events too, such as a Christmas gift fair.

Beyond its cobbled square, Aylesbury's surrounding streets offer a mix of familiar brands and independent retailers. There are two shopping centres on the high street and an out-of-town retail park just a mile away from the development.

You'll find plenty of dining options, from British to Japanese, all within a mile from home. You can enjoy a traditional breakfast at the popular Coffee Corner, opt for lunch at The Exchange, a newly regenerated area

with plenty of eateries, or indulge in an authentic Italian dinner at La Salute.

The arts, outside space and leisure facilities are accessible too. The Waterside is a top theatre venue attracting West End shows and the Queens Park Arts Centre offers live performances and creative activities – both are less than a mile away.

Close by, the Grand Union Canal offers a lovely spot for peace and to observe wildlife. Vale park is just 0.3 miles away and next door, the Aqua Vale swimming and fitness centre boasts a large gym, pools and a varied exercise programme.

Walkers will relish the Chiltern Hills (10 miles away) and one of its most popular walks incorporating the Prime Minister's Chequers Estate. Golfers are well served by the Chiltern Forest and Aylesbury Vale golf clubs.

Aylesbury railway station is a mile away, connecting you to London in just under an hour. By road it is served by the M1, M25 and M40. Luton airport is just a 45-minute drive.



GENTIAN PLACE

McS Lester Road, Aylesbury,
Buckinghamshire, HP20 1GF

MAP KEY.

- 1 Tesco Superstore
- 2 Aqua vale swimming and leisure centre
- 3 Morrisons
- 4 Vale park
- 5 Specsavers
- 6 Discover Bucks museum
- 7 Stoke Mandeville hospital
- 8 Poplar Grove Medical Practice
- 9 Aylesbury Dental Health Centre
- 10 Aylesbury Waterside theatre
- 11 Foxhills Indoor Bowls Club

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STYLISH, MODERN DESIGN.

With its blend of traditional and modern design, Gentian Place is a complement to the character of the town. The red brickwork and pitched roofs immediately catch the eye. The neatly maintained garden adjacent to the entrance completes the picture.

Inside, the reception area offers a welcome to homeowners, friends, and family alike. From here you can discover the social hub of the development, a stylish communal lounge annexed by a wonderful bistro restaurant which serves drinks, light snacks, and a delicious seasonally inspired menu every day.

These elegant spaces are where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

You can exit the lounge to access to the garden — it's an oasis of tranquillity and a lovely spot to soak up some sun during the warmer months. Equipped with a patio and comfy seating, it's the perfect place to socialise while enjoying some fresh air. The elegant pergola with its bench seats completes the picture. From here you can admire the beautifully considered planting and neat lawn.

Each shrub and plant has been carefully selected for its vibrant colour or subtle hues so there is something to please the eye throughout the seasons. What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We look after all the outside spaces for you



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THE SUPPORT YOU WANT, WHEN YOU NEED IT.

Your new home will offer a range of flexible services, so you can have as little or as much support as you need. There's also added reassurance of help being on hand with a CQC regulated manager and a team available 24/7.

DOMESTIC ASSISTANCE.

You can enjoy one hour per week of domestic assistance, as part of your service charge. The team can help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

PERSONAL SUPPORT.

You choose what support you need*. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

*Additional charges apply.

LIFESTYLE SUPPORT.

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about*.

LAUNDRY SERVICE*.

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.





MORE FEATURES.

BISTRO ON-SITE*

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

GUEST SUITE*

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



WELLNESS SUITE*

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and a treatment salon.

ON-SITE ESTATE MANAGER

Ensures the development is safe, secure, and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on site 24 hours a day.



DOMESTIC SUPPORT & ASSISTANCE*

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries, or posting letters. If needed there are flexible care packages.

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.



PARKING

Spaces are available for purchase.

MOBILITY SCOOTER ROOM

An easily accessible space available where mobility scooters can be charged safely and securely.

*Additional charges apply. Subject to availability.

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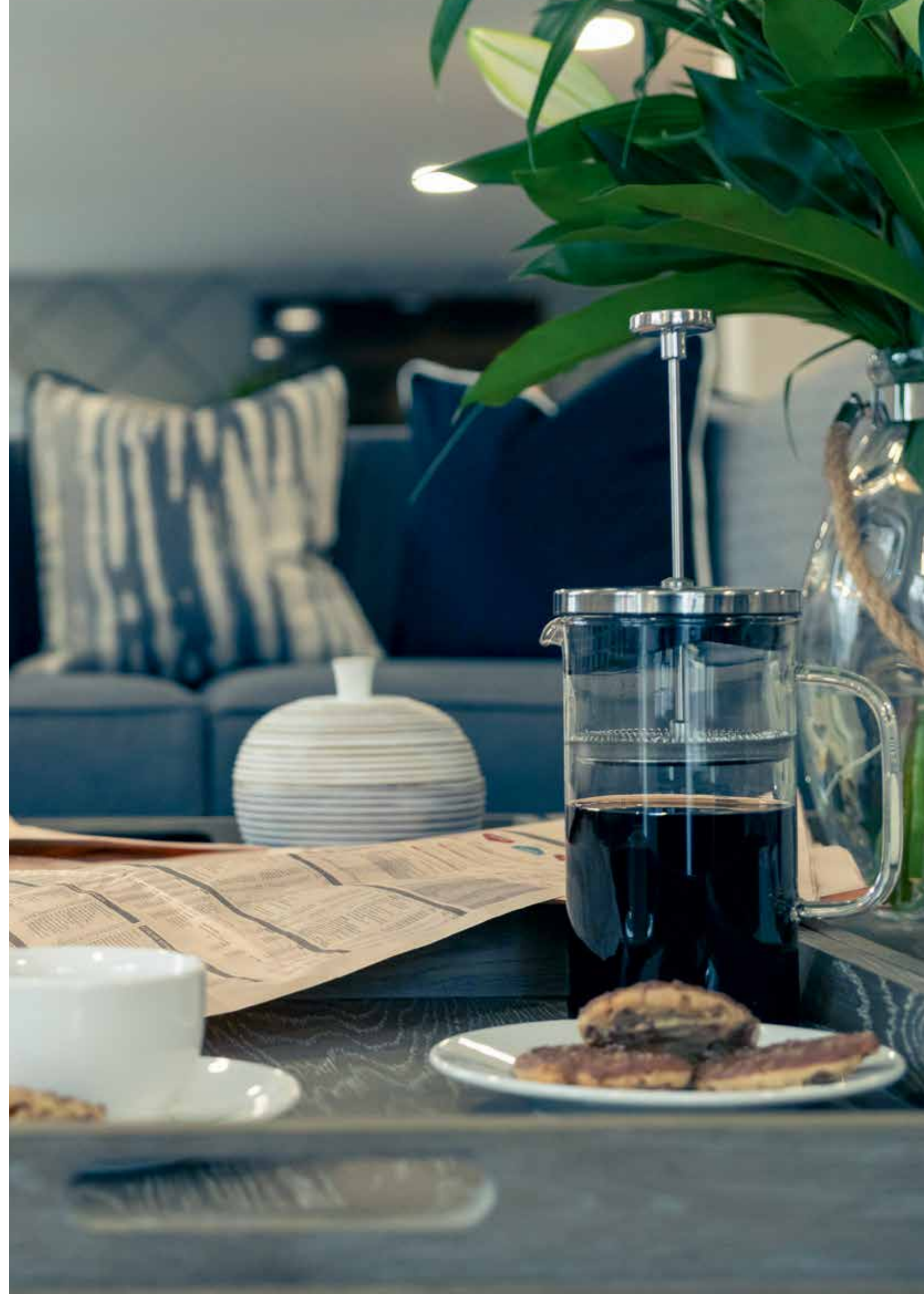
MADE FOR LIVING WELL.

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. Gentian Place is no exception.

Comprising 58 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Gentian Place, we will 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 Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.



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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments
- Shelf and fitted hanging rail to wardrobe in master bedrooms
- 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 ceramic hob
- Stainless steel cooker hood and splashback
- Black Silgranit composite sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with tiled floor
- Additional WC in selected two bedroom apartments
- Fixed mirror
- Shaver socket
- Heated towel warmer



HEATING AND FINISHES

- Electric panel warmers
- Neutral décor
- 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 hall, bedroom(s), shower room and additional WCs

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.



“NEW ADDRESS, NEW ADVENTURE. THERE’S NOTHING OLD ABOUT ME.”

Anne,
McCarthy Stone homeowner.

Painting is a lifelong passion of Anne’s. Whether it’s exhibiting in a local showcase or leading the community art club. She believes everyone should have all the support they need, to keep doing the things they love.

Ready to show us what makes you happy?
Find out how you could make the move to
Gentian Place, Aylesbury.

CALL 0800 201 4106
VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk/gentian-place)
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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. Images are indicative and facilities vary by location. 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.

October 2023



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, call **0800 201 4106**
or visit mccarthystone.co.uk/gentian-place

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