



Laburnums

Westcliff-on-Sea

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, 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.

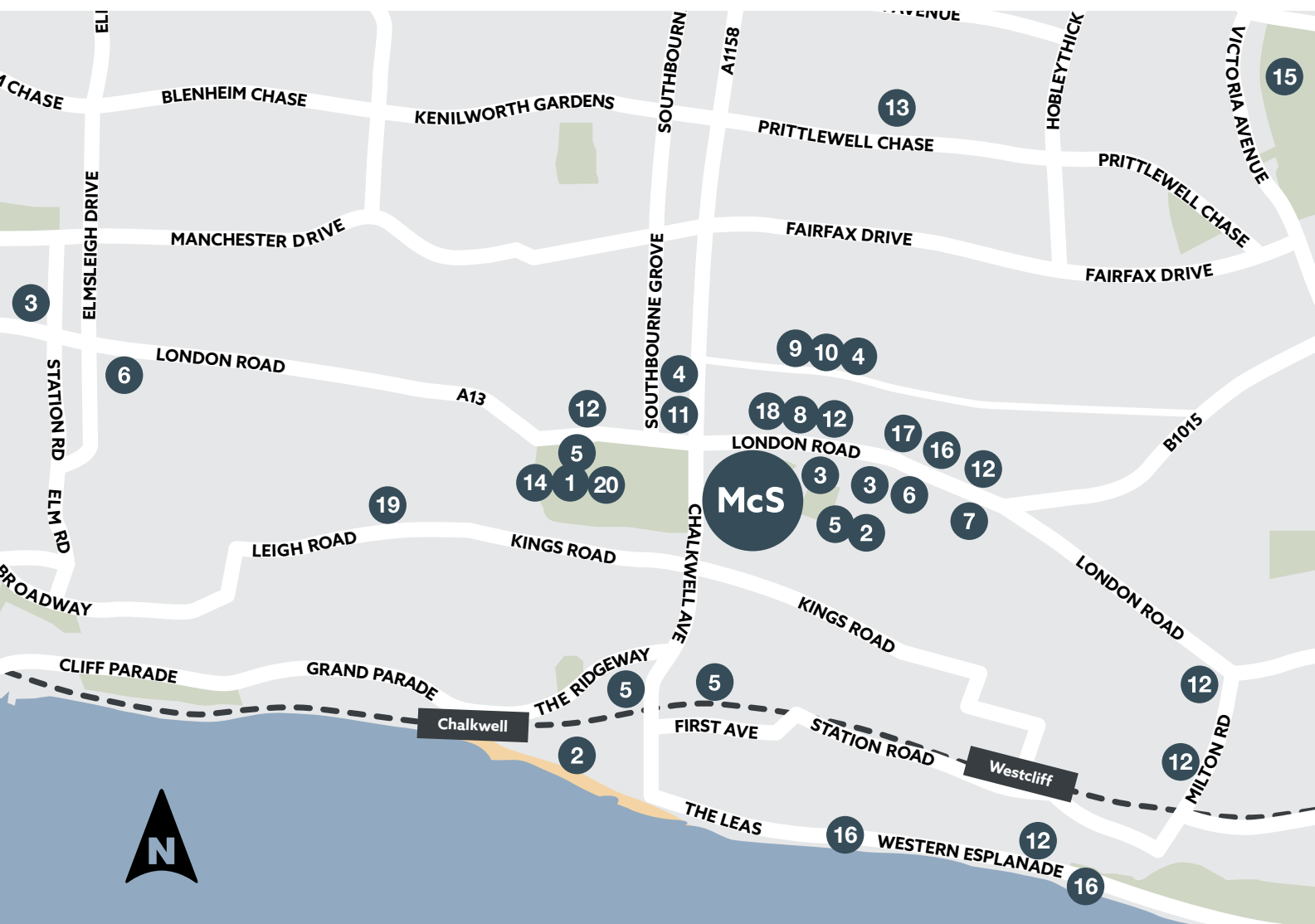
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

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.



Westcliff-on-Sea

Modern living in a pretty coastal suburb



- | | | |
|---------------------------------|---------------------------------|------------------------------|
| 1 Westcliff-on-Sea Cricket Club | 8 Dentist | 15 Priory Park |
| 2 Bowls Club | 9 Convenience store | 16 Restaurant |
| 3 Supermarket | 10 Fish & Chip shop | 17 Library |
| 4 Pharmacy | 11 Optometrist | 18 Hair Salon / Barbers |
| 5 Tennis Club | 12 Café | 19 Post Office |
| 6 Pub | 13 Southend University Hospital | 20 Leigh-on-Sea Cricket Club |
| 7 Palace Theatre | 14 Chalkwell Park | |



Laburnums is set in the lovely location of Westcliff-on-Sea, with views over the extensive greenery of Chalkwell Park, with its beautiful ornamental gardens, colourful bedding displays, an environment garden, a courtyard-style sun garden and a rose garden.

The main high street on London Road, is just around the corner with many independent shops, including supermarkets, library, chemists, optometrists, dry cleaners, beauty salons and a substantial mix of cafés and eateries and several social clubs.

With regular buses, and Chalkwell railway station close by, it's easy to get around the local area and to London and beyond.

Live life your way

The shingle Chalkwell beach is less than a mile away. Great for refreshing walks, the beach offers a relaxing getaway from the hustle and bustle of the main seaside strip. There are many walks along the coastline and within the green parks such as Hadleigh Marsh.



If local landmarks and history appeal to you, the Grade II listed Southend Pier is 1.34 miles long and the longest pleasure pier in the world, there's a volunteer-led museum to explore here too. For romantic ruins and religious history, Prittlewell Priory and Park and Hadleigh Castle are nearby, while the Leigh Heritage Centre is a must for bygone days.

For onstage excitement, The Palace Theatre is home to a full programme of musicals, drama, comedy, dance and family shows. The Cliffs Pavilion also hosts live entertainment from West End musicals and top comedians to rock concerts.

For days out by car, Chelmsford and Colchester can be reached in under an hour. To reach the capital, the train to London Fenchurch Street takes around an hour.

You'll be well looked after in Westcliff-on-Sea

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

Designed

with you in mind

Westcliff-on-Sea has retained a mix of architectural styles which gives it a unique character. The elegant façade of Laburnums, close to leafy Chalkwell Park, complements this well-maintained coastal suburb with a cream finish, red brickwork and a stylish walled boundary.

As you approach, the well-tended beds and borders will instantly catch the eye. Balconies add a clean and modern finish to this new community.

The entrance lobby and airy reception area offers a warm welcome to homeowners, friends and family alike.

From here you will discover the social hub of the development, a stylish communal lounge and a south-facing garden with patio seating.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Every plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues and to provide interest throughout the seasons, creating a peaceful garden haven.

The perfectly tended beds create a wonderful spot for socialising or soaking up some sun.

What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We ensure the gardens and outside spaces are well maintained.

As the community grows, a gardening club is often formed at our developments, enhancing the planting and bringing people together.





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 safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Parking[#]

Spaces are available for purchase. EV chargers will also be provided for your use.

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. Laburnums is no exception.

Comprising 27 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing your apartment at Laburnums, 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 Agent, 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 Consultants will explain each in greater detail.



Laburnums

Ground Floor

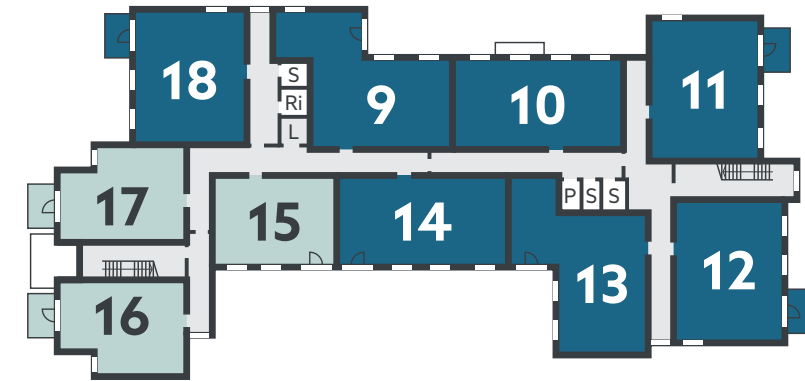


- 1 bedroom apartment
- 2 bedroom apartment

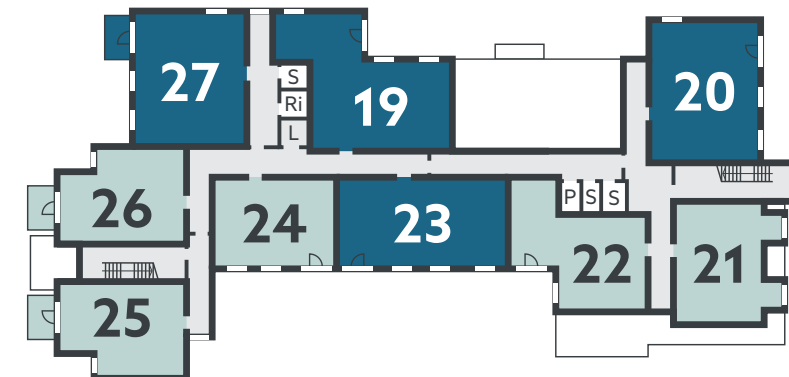
- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office

- P - Plant Room
- R - Reception
- Ri - Riser
- RR - Refuse & Recycling
- S - Store
- - Electric Vehicle Charging Point

First Floor



Second Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/laburnums

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to many 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
- ▶ Integrated cooker hood and tinted glass splashback
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional shower room to selected apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer

Safety and security

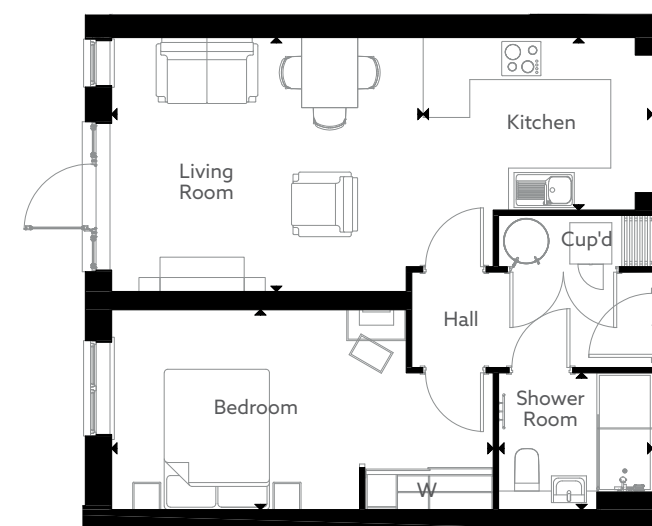
- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), and shower rooms

A number of apartments are designated adaptable units, please ask the Sales Consultant for further information.

Typical apartment layouts

Approximate room sizes

One Bedroom



Living/Dining Room
3.62m x 4.44m / 11'11" x 14'7"

Kitchen
2.46m x 3.27m / 8'1" x 10'9"

Bedroom
2.85m x 5.44m / 9'4" x 17'10"

Shower room
2.20m x 1.95m / 7'3" x 6'5"

Two Bedroom



Living/Dining Room
3.18 x 4.39m / 10' 5" x 14' 5"

Kitchen
2.46 x 3.32m / 8' 1" x 10' 11"

Bedroom 1
2.85 x 5.44m / 9' 4" x 17' 10"

Bedroom 2
2.80 x 4.29m / 9' 2" x 14' 1"

Shower room
2.20 x 1.55m / 7' 3" x 5' 1"

En-Suite
2.20 x 2.05m / 7' 3" x 6' 9"

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 Laburnums 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 the Laburnums 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 everyone's benefit.

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 find out more, call **0800 201 4106** or visit mccarthystone.co.uk/laburnums

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.

May 2025

We subscribe to and comply with the Consumer Code



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.

Protection for new-build home buyers



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/laburnums

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