



McCarthy & Stone

— Retirement living to the full —



Eastland Grange

Exclusive retirement apartments in Hunstanton









Welcome to Eastland Grange

McCarthy & Stone is proud to introduce Eastland Grange, an impressive new development of 55 beautiful one and two bedroom apartments in the seaside town of Hunstanton.

Our stunning new development offers you the best of both worlds; a beautiful new home, with support on hand if you need it. Located on Valentines Road, Eastland Grange is close to the heart of Hunstanton, just around the corner from local amenities and right next door to Sainsburys.

Each apartment has been carefully designed, with a choice of apartment layouts across the developments 3 floors.

We're incredibly proud to have been awarded a 5 star rating in customer satisfaction for fourteen consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





Hunstanton Beach



Life in Hunstanton

Situated in the county of Norfolk, Hunstanton is famous for its uniquely striped cliffs, magnificent sunsets and special position, as the only west facing resort on the East coast. Its Victorian character has been maintained throughout the years, with famous buildings such as the Lighthouse and Golden Lion Hotel still standing today.

Eastland Grange is situated in a convenient location, just minutes from the seafront and town centre. There are a wide variety of shopping facilities available for all to enjoy, as well as regular events held throughout the year.

For those looking to enjoy a peaceful retirement by the sea, Eastland Grange provides exactly that.





Bistro-restaurant

Life made easier

Retirement Living PLUS takes the stress out of being a homeowner

You'll feel at home in your beautiful new apartment at Eastland Grange in next to no time. It's easy to relax knowing there's an Estate Manager on hand and support available if you should need it.

You'll also have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.



Guest suite



Communal lounge



More time to socialise with family, friends and neighbours

Our development has everything you need to get on with a full and active life. There's a communal lounge, bistro style restaurant and beautiful landscaped gardens, where you can enjoy the company of friends and family.

There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay[#]. We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too, as long as they're well behaved^{*}.

[#]Extra charge applies. ^{*}Pet policy applies

Life at Eastland Grange

Designed with you in mind

We've designed our development to make your retirement more enjoyable. All features are there to give you more support, extra peace of mind and opportunities to socialise. These include:

Communal lounge

This is a great space where you can meet up with neighbours and make new friends. Your Estate Manager ensures that the lounge is always clean and tidy as well as making sure that there's tea and coffee available for all homeowners throughout the day. In addition, availability of Wi-Fi means you can always come here to relax with your laptop or tablet.

Bistro Restaurant

Our bistro 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. The restaurant serves a variety of light bites and snacks for you, your family and friends, using fresh ingredients and catering for special dietary requirements.

Laundry

Our on-site laundry room has washing machines and tumble dryers at a raised height to save you from having to bend.

Lift to all floors and wheelchair accessibility

We want to make it easy to get around so there are lifts to all floors as well as full wheelchair access in the apartments and throughout the development.

Landscaped gardens

The gardens are designed to be enjoyed by everyone and as we maintain the planting for you, you can be confident that they will remain beautiful throughout the year without you having to lift a finger.

Guest suite

When you have friends and family come to visit, the guest suite means that they can stay on-site without you having to worry about the hassle, preparation and clearing up that having house guests normally entails. The guest suite offers two single beds and an en suite shower room for a modest charge of £25 per night^{o#}. Just ensure you book your guests in with your Estate Manager in advance.

24 hour emergency call system

Should you need assistance day or night we have installed a system that operates through pendant and can summon help whenever you need it.

Car parking available on-site

We know how important your independence is, so with parking spaces available, you can purchase a space with your apartment[#].

Buggy charging point

If you have a mobility buggy, we have created an additional room to enable you to charge your buggy.

^oPrice correct at time of print [#]Subject to availability

Flexible care to suit you

Care and support at Eastland Grange is delivered by YourLife Management

YourLife Management is regulated by the Care Quality Commission, the YourLife team is totally dedicated and go that extra mile to provide exceptional levels of care and support. For your peace of mind, each staff member has a certificate from the DBS (The Disclosure and Barring Service). If you think you would benefit from these services, you can arrange a confidential wellbeing assessment with the Estate Manager to make sure everything is in place from the moment you move in.

YourLife services include:

Personal care

Our team is on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital. Your service charge includes one hour's domestic assistance every week. You can use the time to get help with everyday tasks, leaving you more time to do the things you enjoy. If you would like more than your one hour of assistance, you can book any of these services from as little as a 15 minute session for an extra charge. This flexibility means you only pay for the care and support you need, when you need it. If you need more help with personal care or other domestic chores, you can choose to 'top up' more support from the following services:



Domestic assistance

You can add in extra time to help with things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters.

Laundry service

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

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.



Typical living room

Your apartment

Spacious, modern apartments. The life you deserve.

Step inside one of our beautiful apartments and you'll wonder why you didn't move years ago. We have designed each specifically for the over 70s, to be spacious, light and packed full of touches that make life easier, safer and more secure. We've even located switches and sockets at a convenient height.

Settling into your new apartment couldn't be made any smoother; your Estate Manager will be on hand to make sure you are comfortable in your new home and will show you how everything works. They will also be on hand after you move in – so you don't need to worry about remembering everything!

10 year guarantee

For total peace of mind, every apartment comes with a two year warranty which covers most aspects of the construction and then a further guarantee period of eight years to cover major structural defects by the NHBC. We're renowned for our customer service and we have been awarded a five-star rating in customer satisfaction for thirteen consecutive years by our homeowners via the Housebuilders Federation (HBF) survey.

Heating and connectivity

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

Safety and security

Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in.

All our apartments include an intruder alarm. A smoke detector and a 24 hour emergency call system operated via a pendant gives you the peace of mind that help is never far away wherever you are in your apartment. 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 is safe and secure.

Outside space

As well as the development's landscaped gardens and patio, some of our apartments have their own juliet balconies or patios, so whether watching the world go by or keeping a keen eye on the changing seasons, you can enjoy the outdoors.



Typical kitchen



Typical shower room



Apartment features in detail

General

- ✧ Double glazing to all windows
- ✧ Juliette balcony or patio with selected apartments
- ✧ Walk-in or fitted wardrobes in every apartment
- ✧ 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 fridge/freezer, mid-height oven and ceramic hob
- ✧ Stainless steel cooker hood and glass splashback
- ✧ Stainless steel sink
- ✧ Lever mixer taps

Shower room

- ✧ Fully fitted and half tiled throughout
- ✧ White sanitary ware with high quality fittings
- ✧ Additional en-suite shower room or WC available in selected two bedroom apartments
- ✧ Slip resistant flooring
- ✧ Heated towel rail
- ✧ Easy access walk in shower

Heating and finishes

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

Safety and security

- ✧ Video door 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, some items may vary.

Please check with Sales Executive for further details. Images are indicative only.

*Sky/Sky+ subject to Sky subscription.

There's plenty on your doorstep in Hunstanton

- 1 Bakery
- 2 Bank
- 3 Bus Stop
- 4 Butchers
- 5 Car Park
- 6 Hairdressers
- 7 Library
- 8 Newsagents
- 9 Opticians / Pharmacy
- 10 Pet Shop
- 11 Post Office
- 12 Supermarket
- 13 Doctors Surgery

Not all attractions and businesses listed,
map is indicative.





Eastland Grange Development and apartment plans

Development Overview

Site Outline & Ground Floor



- 1 bedroom apartment
 - 2 bedroom apartment
 - Communal areas
 - Staff areas
 - Roof area
-
- B - BISTRO
 - BS - BUGGYSTORE
 - E - ENTRANCE
 - GS - GUEST SUITE
 - K - KITCHEN
 - L - LIFT
 - LA - LAUNDRY ROOM
 - O - OFFICE
 - P - PLANT
 - R - REFUSE
 - S - STORE
 - SD - STAFF DAY ROOM
 - SS - STAFF SLEEP
 - ST - STAIRS
 - WC - TOILET

First Floor



Second Floor

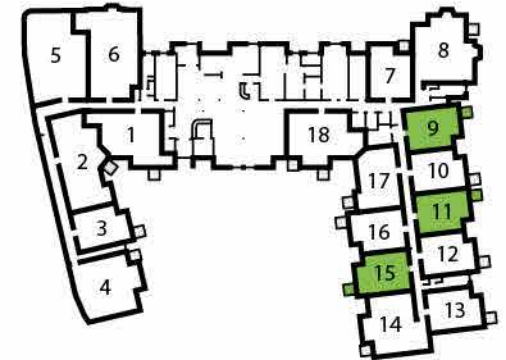


The Alder - 1 Bedroom

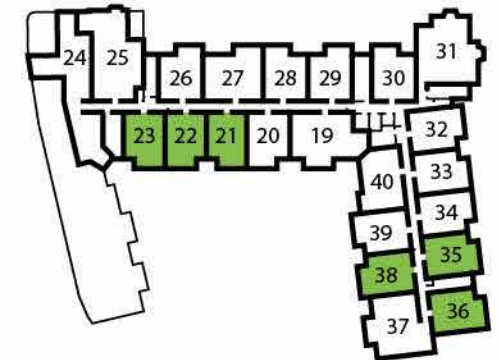
Apartments 9, 11, 15, 21, 22, 23, 35, 36, 38, 43, 44 & 45
 Sizes from: 594 sq ft - 622 sq ft



Ground Floor



First Floor



Second Floor



The floor plan is for illustrative purposes and is a general indication of proposed room layout only. Room dimensions may vary. Please see individual apartment floor plans for exact layout, specification and room dimensions. Plans are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

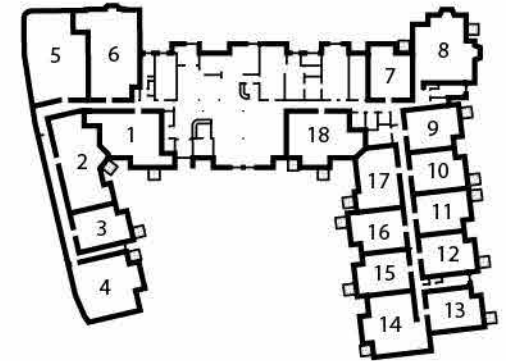
The Beech - 1 Bedroom

Apartments 20 & 42

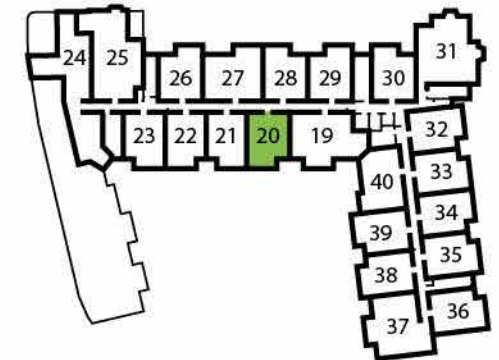
Sizes from: 638 sq ft



Ground Floor



First Floor



Second Floor



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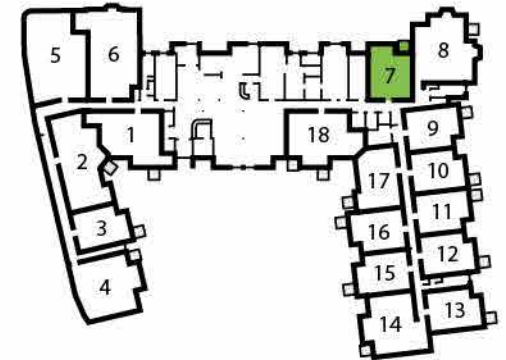
The Elm - 1 Bedroom

Apartments 7, 26, 28, 29 & 30

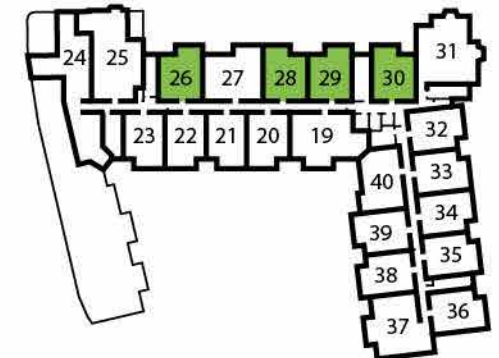
Sizes from: 639 sq ft - 645 sq ft



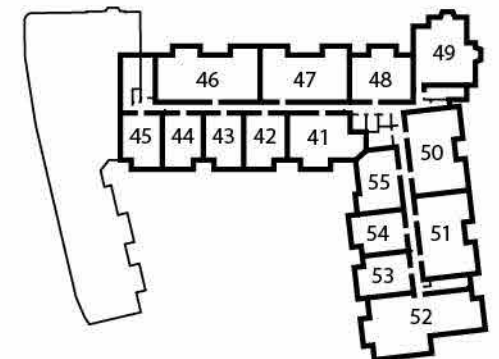
Ground Floor



First Floor



Second Floor



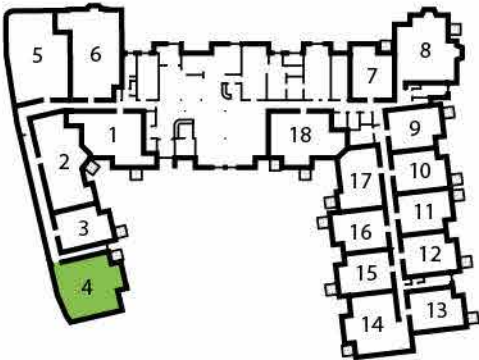
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Apartment 4 - 2 Bedroom

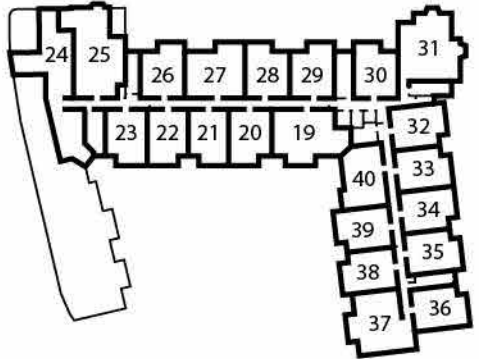
Size: 1042 sq ft



Ground Floor



First Floor



Second Floor



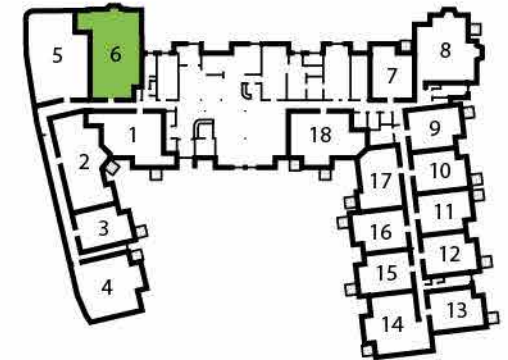
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Apartment 6 - 2 Bedroom

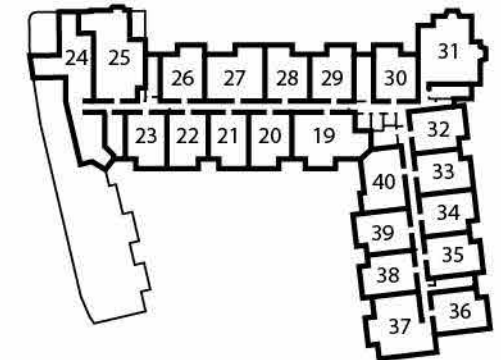
Size: 1379 sq ft



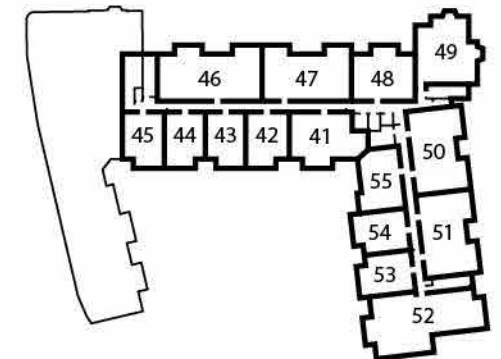
Ground Floor



First Floor



Second Floor



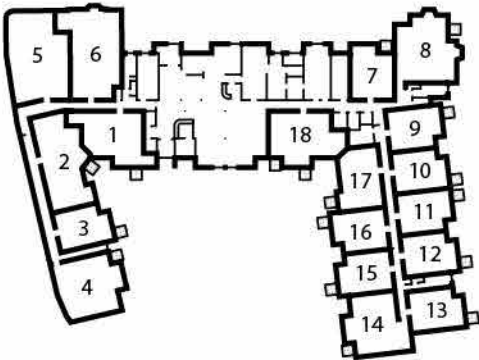
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Apartment 27 - 2 Bedroom

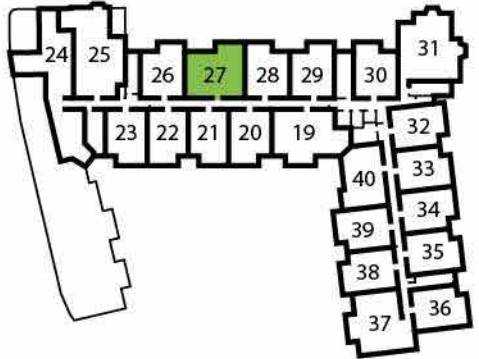
Size: 871 sq ft



Ground Floor



First Floor



Second Floor



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For more information please
call **0800 201 4106** or visit
mccarthyandstone.co.uk/eastlandgrange

Eastland Grange, 16 Valentine Road, Hunstanton, Norfolk, PE36 5FA

Please call us free on **0800 201 4106** and we'll help you find your perfect apartment or visit **mccarthyandstone.co.uk/eastlandgrange**



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