



Knox Court

Rugby

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. Plus a little more help and support, from the on-site team if and when you need it.

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Live life your way

with Retirement Living Plus

Knox Court is ideal if you want to continue living independently in your own home, but with the peace of mind of knowing that you can benefit from a tailor-made care and support package if required[^].

When family and friends come to stay, you'll have all the fun of entertaining without having to cook a thing, or wash the pots afterwards – thanks to our chef-run, subsidised, bistro restaurant[^].

There's also a hotel-style Guest Suite[^]. Family and friends are welcome to stay over - without you having the hassle of making up the spare bed.

You will also benefit from some light cleaning support each week within your home, which is included in the service charge.

We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship[^].



Help and support

from our own, dedicated team

In addition to taking care of the day-to-day running of the development, we're passionate about providing additional support to you. We're here to assist with your everyday needs; happy to help make your life that little bit easier without ever intruding on your privacy.

The personal care packages and lifestyle services provided are flexible and tailored to your specific needs. We will work with you to decide what level of care and support is right for you. And you can adjust your package, so you only ever pay for what you use.

This could prove a more flexible and affordable option than a traditional care home setting.

It's comforting to know that all our support and personal care services are regulated by the Care Quality Commission in England.

Copies of the latest CQC reports are available online. We thoroughly screen our staff, and invest in their training to ensure they have all the skills they need to provide you with a fantastic service.



Our support packages

Your new home will offer a range of flexible services, so you can have as little or as much support as you need.

Domestic assistance

You can enjoy one hour per week of light domestic assistance, as part of your service charge.

Staff on-site 24/7

There's the added reassurance of help at hand with a CQC regulated manager and a team available 24/7.

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.

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.

The team can also help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

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.



[^]Extra charges apply.

Rugby

Relaxed market town living



- | | | |
|-----------------------|--------------------------------|------------|
| 1 Supermarket | 4 Restaurant / Pub / Tea Rooms | 7 Bus Stop |
| 2 Church | 5 Doctors | 8 Pharmacy |
| 3 Rugby / Bowls Clubs | 6 Dentist | 9 Hospital |



Knox Court is ideally placed to help you take full advantage of the town and the surrounding area. For everyday essentials, a small parade of shops and a Lidl supermarket is less than half a mile from the development. A short walk in the opposite direction will take you to the main shopping area. Either can be reached by bus and the stop is right outside.

Amongst Rugby's bustling streets, you'll find familiar high street names alongside independent stores and boutiques. There's also a shopping centre and the town hosts a market three times a week.

Live life your way

The town is proud to be the birthplace of rugby football. The game was created by the schoolboy William Webb Ellis. His statue now stands outside the town's famous school. Fans of the sport will be delighted to discover a rugby club regularly plays just minutes away from Knox Court. There are lots of other sports nearby too.



A bowls club is next door to the development, a cricket club is just down the road and there's an excellent golf course.

Rugby also boasts a vibrant culture scene, featuring live music, cinema and theatre. The Rugby Art Gallery & Museum has a changing programme of exhibitions throughout the year.

If you enjoy the outdoors, Caldecott Park in the town centre is a delight. Further afield, Draycote Water offers water sports, fishing, wetlands, nature trails and woodlands.

Rugby also benefits from great travel links. It's well-served by an excellent bus network and train connections. The M1 and M6 are on the town's doorstep, putting Coventry, Royal Leamington Spa and Northampton within easy reach.

You'll be well looked after in Rugby

Designed with the over 70s in mind, Knox Court is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

The development is named after James Hay Knox, one of the most successful football players and managers associated with the Oakfield football ground which once stood on the site.

The exterior has retained a traditional style that's in keeping with the character of the area. While the classic façade speaks to the past, you'll find every other element of the development is designed for modern living. Step inside the reception lobby and you'll find a bright, welcoming area. The contemporary style offers a warm welcome to homeowners, friends and family members alike.

Directly ahead is the light and airy bistro restaurant. It serves drinks, light snacks, and a delicious seasonally inspired menu every day. From here you'll discover the social heart of Knox Court, the communal lounge.

This is the thriving hub of the development. For our community, it's a space where they 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 good book.

With large patio doors, the lounge makes it easy to access the pretty courtyard garden. Filled with seating, it's perfect for soaking up some sun during the warmer months.

Your eye will be drawn to the immaculate beds and borders that edge the patio. Every shrub, plant and tree in the garden has been carefully selected for their vibrant colours or subtle hues.

What's more, you don't need to wrestle with a lawnmower to enjoy it. We look after all the outside spaces for you.





More for you

Estate Manager

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

Bistro on-site

If you don't feel like cooking, the subsidised bistro restaurant provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tippie.

The cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.

Guest Suite[^]

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

Parking[#]

Spaces are available for purchase.



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. Knox Court is no exception.

Comprising 62 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 Knox Court, 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 Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



Knox Court

Ground Floor

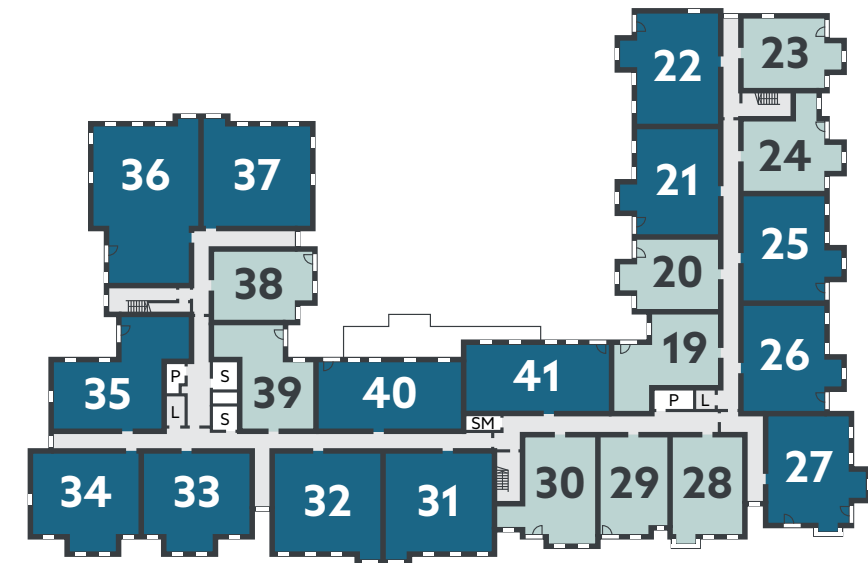


- 1 bedroom apartment
- 2 bedroom apartment

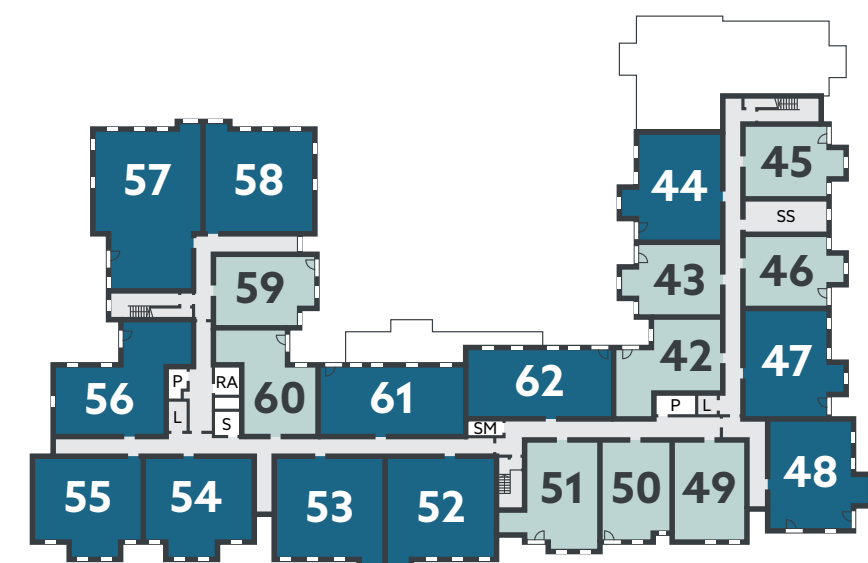
- CS - Cycle Store
- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- LA - Laundry Room

- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Refuse & Recycling
- RA - Roof Access
- RE - Reception
- S - Store
- SM - Smoke Shaft
- SS - Staff Suite

First Floor



Second Floor



For the latest availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/knox-court

Your new home

in detail

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

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and splashback
- ▶ Stainless steel sink
- ▶ Lever mixer taps

Shower room

- ▶ Fitted shower room with tiled flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Heated towel rail

Heating and finishes

- ▶ Electric panel radiators
- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door furniture and fittings

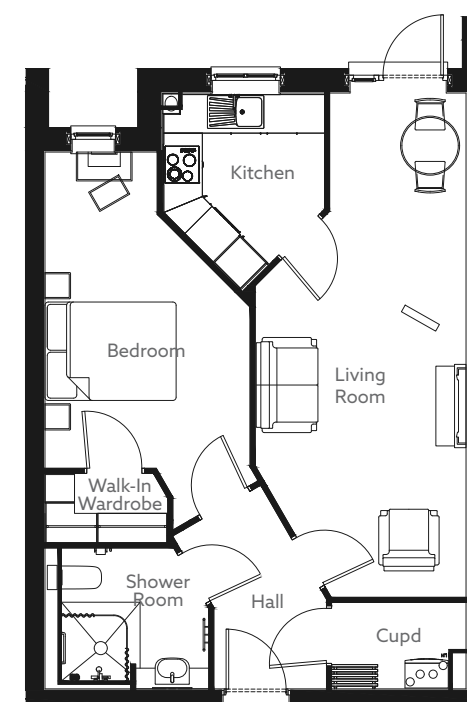
Safety and security

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

Typical apartment layouts

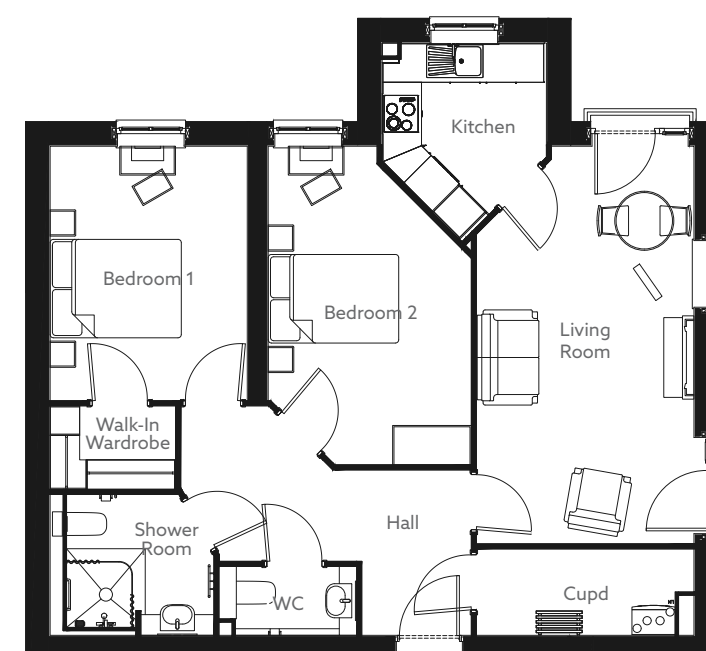
Approximate room sizes

One Bedroom



Living/Dining Room
10'7" x 25'3" / 3215mm x 7688mm
Kitchen
8'1" x 9'11" / 2474mm x 3030mm
Shower Room
7'5" x 7'1" / 2247mm x 2148mm
Bedroom
10'3" x 18'11" / 3128mm x 5762mm

Two Bedroom



Living/Dining Room
10'11" x 19'11" / 3318mm x 6061mm
Kitchen
8'3" x 9'11" / 2504mm x 3030mm
Shower Room
7'5" x 7'1" / 2247mm x 2148mm
Bedroom One
9'10" x 12'9" / 3006mm x 3879mm
Bedroom Two
10'2" x 16'1" / 3098mm x 4894mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable when you purchase an apartment. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Knox Court 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

At Knox Court, the service charge also covers the bistro's running costs, the 24/7 team and an hour of light domestic assistance per week.

More information on this can be found in the service charge section on Knox Court's 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 arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/knox-court to find out more about buying or renting at Knox Court.

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.



"There are a whole host of reasons that make living here a dream come true, but what stands out for me, is the friendly on-site support. The team are incredibly helpful and always go above and beyond to check in with me. They also offer tailored care packages to suit individual needs, which has given my family and I great peace of mind."

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



Protection for new-build home buyers



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, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/knox-court

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