



Langton House

Stylish retirement apartments | Warlingham

A warm welcome to Langton House

Exclusively designed for the over 60s, Langton House is a stunning development of privately owned, two bedroom retirement apartments, located in the picturesque village of Warlingham.

You will have the benefit of owning your own home, free from worries of external maintenance or gardening - with the added support of a dedicated House Manager and being surrounded by like-minded neighbours. Offering everything you need to enjoy an active and independent retirement, these stylish apartments are brought to you by McCarthy & Stone - the only house builder to win the Home Builders Federation 5-star award for customer service every since the awards began.





Computer generated image

**Your dream
apartment built
by an award
winning
developer**



Computer generated image

“You have to look
forward and be
brave. The decision
we took turned out to
be one of the best we
have ever made.”

Homeowner
McCarthy & Stone





"The move itself was completely stress free, they took care of everything for us. The customer service and support we received was excellent and made the whole process feel effortless."

Homeowner
Heron Place, Kidlington



Providing award winning customer service

We're incredibly proud to have been awarded a 5-Star rating in customer satisfaction, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We're delighted that so many of our homeowners say they would happily recommend us to their friends and family. We believe this is testimony to the quality and attention to detail that goes into all our developments and the service we provide.

It's nice to know that we're getting it right for the people who really matter.



Our developments take the stress out of being a homeowner

You'll feel at home in your beautiful new apartment in next to no time. It's easy to relax knowing there's a dedicated House Manager on hand during the day – a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance or window cleaning. When it comes to the beautifully landscaped gardens, you can sit back and enjoy it all without having to lift a finger. Energy costs for the communal areas are all budgeted for in one easy service charge.



**Enjoy more time
to socialise with
the people you
care about**





**A retirement
filled with
friendship**



Computer generated image - Landscaped gardens

Imagine more time to socialise with new friends and neighbours

Langton House has everything you need to get on with a full and active life. The stunning club lounge opens out to the beautiful landscaped gardens, providing the perfect place to sit back, relax and enjoy your retirement with friends old and new. 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[†].

"It's so much more than we expected - we absolutely love it! We settled in very quickly and have made some great friends. It's wonderful to be surrounded by such welcoming and like-minded people."

Homeowner
McCarthy & Stone

[^]Extra charge applies. [†]Subject to availability. [‡]Please speak to Sales Executive for more information on our pet policy.

Comfort and convenience just outside your front door

Typical kitchen



Typical shower room



Services

- A dedicated House Manager is based on-site during office hours to provide help and support, if required
- 24 hour emergency call system, should you need assistance day or night
- If you need someone to put up pictures, shelves or hang curtains call upon our handyman. As part of your moving package, we'll provide one hour's service within your first 30 days of moving

Development

- The double-height club lounge is the perfect place to entertain visitors, socialise with neighbours or make new friends
- Landscaped gardens for you to enjoy without having to lift a finger
- Guest suite perfect for when friends and family come to visit[^]#
- Lift to all floors
- On-site car parking
- Mobility scooter store and charging room[#]

[^]Extra charge applies. [#]Subject to availability.

Your new apartment in detail

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to keep you warm and help reduce your bills
- Walk-in wardrobe to all master bedrooms
- Walk-out/juliette balconies or patio areas to selected apartments
- Washer/dryer
- Telephone and television point in living room and bedroom
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with high gloss finish
- Integrated NEFF fridge/freezer and microwave
- Electric oven at waist-height and ceramic hob with extractor hood
- Stainless steel sink
- Plinth lighting

Shower room

- Fitted shower, tiled with level access
- En-suite shower rooms to all master bedrooms
- High quality sanitary fittings

Heating and finishes

- Panel heaters and underfloor heating to the bathroom
- Neutral decor to coordinate with your furnishings
- Oak veneered doors giving your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Camera entry system for additional peace of mind
- Smoke detector and intruder alarm
- Illuminated light switches in the bathroom, master bedroom and hallway



We'll help you make the move

Once you've found the perfect apartment, your move couldn't be in better hands. We're with you every step of the way to help plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping over 60,000 people move.

We have a range of moving solutions that are flexible and ensure your move is as easy as possible. For more information; call us, visit us at one of our developments or, if you'd prefer, we can come to you.

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

"McCarthy and Stone made the experience of moving, which is generally a very stressful one, feel really positive and like a burden had been lifted from my shoulders. They eliminated any sense of worry around purchasing a property off-plan by keeping me regularly updated, informing me of the build progress, and generally just holding my hand throughout the purchase process. I couldn't wish for better."

Homeowner
Sydney Court, Sidcup



**With everything
designed around
you, experience
a new level of
comfort**



Apartments designed to make your life easier

Step inside one of our new apartments and you'll wonder why you didn't move years ago. You'll settle in quickly with your own belongings around you and when family and friends visit there's more than enough room to entertain them. Selected apartments also benefit from walk-out balconies or patio areas.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances,

including a waist-height oven, ceramic hob, integrated microwave, and integrated fridge/freezer. Everything is designed to make cooking and cleaning as effortless as possible.

Our luxurious bathrooms are designed to offer both functionality and safety. They all have level access showers so you can get in and out easily, slip resistant flooring and lever taps which turn on and off effortlessly.

10 year guarantee

As a registered builder with the NHBC, all new McCarthy & Stone apartments come with a 10 year NHBC Warranty.



All in place

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

Safe and secure

Peace of mind comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it. 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.

A helping hand from our handyman service

We're here to help and will do all we can to get you settled – you can even use our handyman service if you need someone to put up pictures, shelves or hang curtains (we'll give you one hour's time free within your first 30 days of moving into your apartment).

Put your own stamp on your apartment

Throughout the apartment, the decor is light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully. You'll have plenty of scope to make your apartment your own and incorporate your own personal touches.

"The quality of the finish on the apartments is wonderful and we feel completely secure in our new apartment."

Homeowner
McCarthy & Stone



Typical master bedroom



Typical second bedroom as a study

**Our stunning
apartments are
built to high
standards**

A vibrant
community
with amenities
on your doorstep



Discover Warlingham

The perfect location for Retirement Living

The picturesque Surrey village of Warlingham offers an array of amenities to delight retirees; from the beautiful countryside, to the bustling village and direct access to London.

Known for its community spirit and traditional village life, there is plenty for homeowners to enjoy. From the local library hosting events to the range of eateries and shops around the village green. In addition, Warlingham Village Hall hosts a number of events throughout the year, including family festivals, Christmas lights, weekly lunch club and regular markets.

Surrounded by woodlands and nature parks, homeowners will also benefit from the stunning views of the local area and close proximity to plenty of green space to enjoy leisurely walks.

Situated just less than half a mile from the village green, Langton House is nestled on Westhall Road, offering an idyllic location to live your retirement to the full. With its varied attractions and local facilities, Langton House in Warlingham offers an ideal retirement solution.

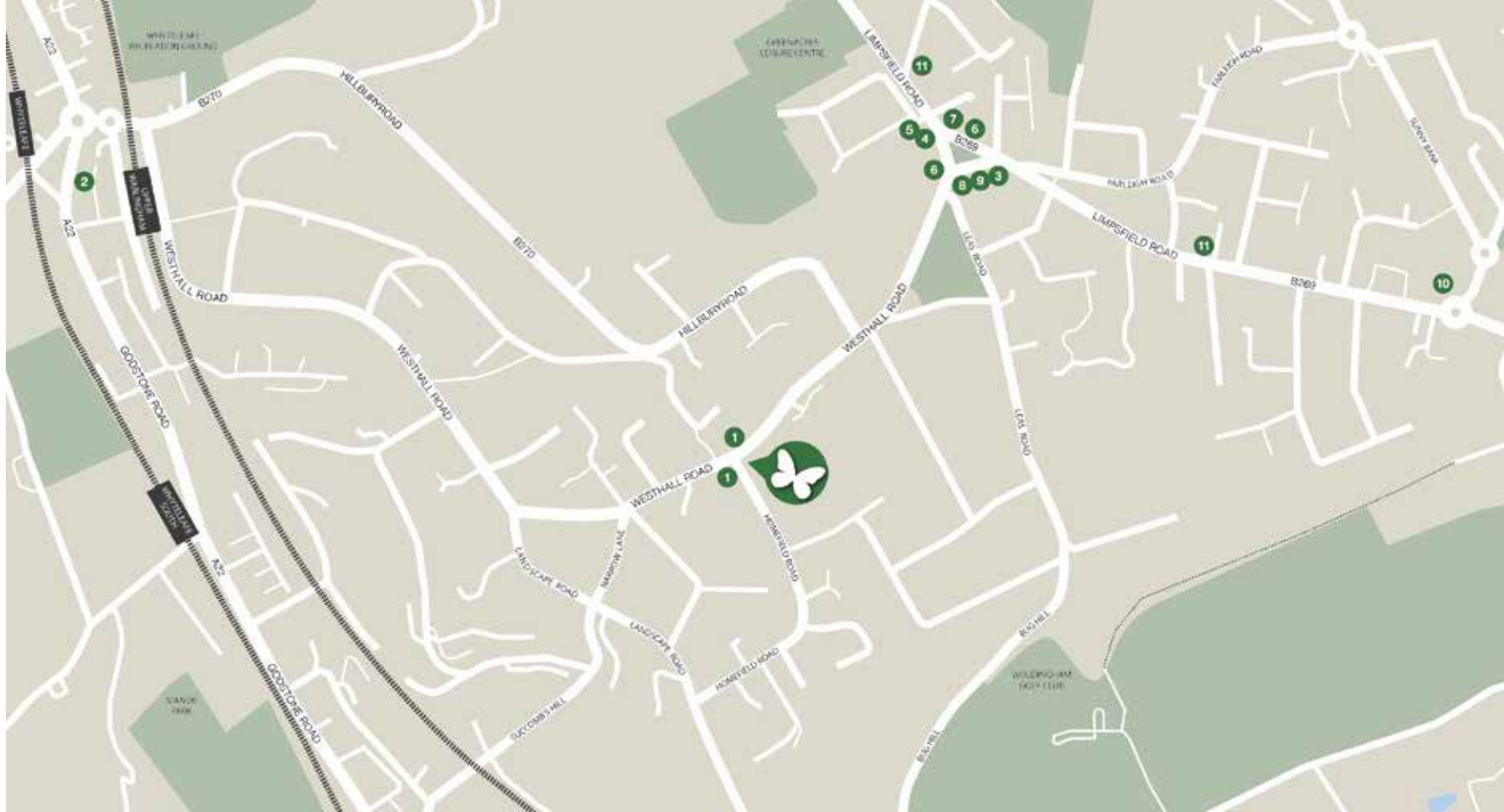


Local shops



Langton House

- 1 Bus stop
- 2 Post Office
- 3 Convenience store
- 4 Restaurant
- 5 Library
- 6 Hairdressers
- 7 Café
- 8 Bank
- 9 Pharmacy
- 10 Supermarket
- 11 Doctor



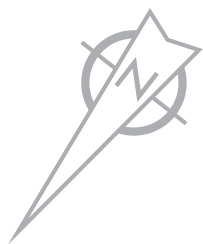
Find out more

To register your interest or to find out more about buying a McCarthy & Stone Retirement Living apartment at Langton House, call us on **0800 201 4106** or visit mccarthyandstone.co.uk/langton-house



Langton House

Ground Floor



Key

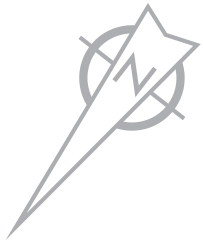
-  - Apartments
-  - Communal / Staff areas

- CL - Club lounge
- EN - Entrance
- L - Lift
- MS - Mobility scooter store
- P - Plant room
- RC - Reception
- RR - Refuse & recycling
- S - Stairs
- T - Communal toilet



Langton House

First Floor



Key

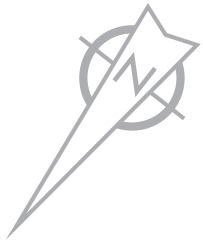
-  - Apartments
-  - Communal / Staff areas

- GS - Guest suite
- L - Lift
- P - Plant room
- S - Stairs



Langton House

Second Floor



Key

-  - Apartments
-  - Communal / Staff areas

- L - Lift
- P - Plant room
- S - Stairs
- ST - Store



1 | 2 | 5 | 14 | 19

Approximate room sizes:

Living room

18'1" x 11'10" / 5513mm x 3601mm

Kitchen

7'10" x 7'3" / 2400mm x 2200mm

Bedroom 1

17'4" x 9'6" / 5288mm x 2988mm

Bedroom 2

13'4" x 9'3" / 4070mm x 2828mm

En-suite

8'7" x 7'2" / 2676mm x 2222mm

Shower room

7'3" x 5'7" / 2200mm x 1710mm



Balcony to apartments 14 and 19

3 | 6 | 8 | 12 | 17 | 20 | 22 | 26

Approximate room sizes:

Living room

23'10" x 11'10" / 7262mm x 3595mm

Kitchen

7'10" x 7'3" / 2400mm x 2200mm

Bedroom 1

15'5" x 9'6" / 4711mm x 2988mm

Bedroom 2

10'10" x 9'3" / 3295mm x 2797mm

En-suite

7'0" x 5'2" / 2147mm x 1597mm

Shower room

7'0" x 5'2" / 2147mm x 1575mm



Balcony to apartments 20 and 26

Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

Approximate room sizes:

Living room
17'4" x 13'3" / 5288mm x 4052mm

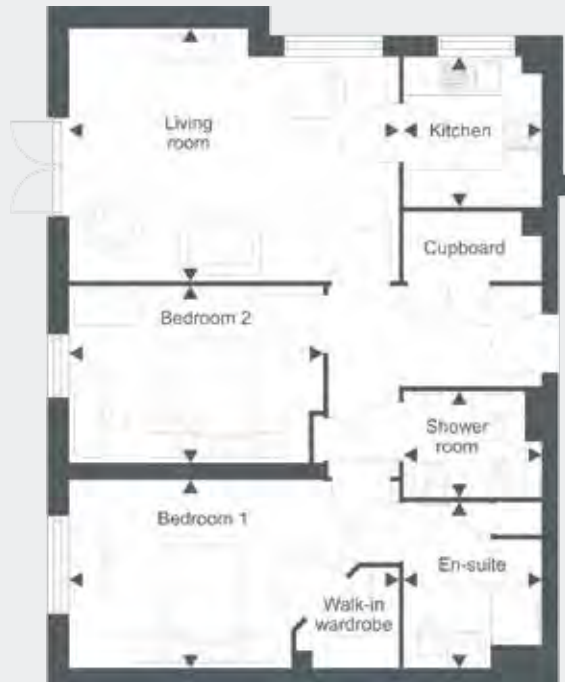
Kitchen
7'10" x 7'3" / 2400mm x 2200mm

Bedroom 1
17'4" x 9'10" / 5288mm x 2988mm

Bedroom 2
13'4" x 9'3" / 4070mm x 2827mm

En-suite
8'7" x 7'5" / 2675mm x 2303mm

Shower room
7'3" x 5'7" / 2200mm x 1710mm



Balcony to apartments 15 and 18

Approximate room sizes:

Living room
20'3" x 10'5" / 6180mm x 3177mm

Kitchen
7'10" x 7'3" / 2400mm x 2200mm

Bedroom 1
16'4" x 10'0" / 4973mm x 3056mm

Bedroom 2
11'7" x 10'0" / 3533mm x 3533mm

En-suite
7'2" x 6'8" / 2222mm x 2073mm

Shower room
7'3" x 5'7" / 2200mm x 1710mm



Approximate room sizes:

Living room	Bedroom 2
20'1" x 10'4" / 6135mm x 3153mm	11'7" x 10'0" / 3531mm x 3047mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'8" / 2222mm x 2072mm
Bedroom 1	Shower room
16'4" x 10'0" / 4973mm x 3056mm	7'3" x 5'7" / 2200mm x 1710mm



Approximate room sizes:

Living room	Bedroom 2
20'1" x 10'4" / 6135mm x 3153mm	11'7" x 10'0" / 3531mm x 3047mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'5" x 7'2" / 2303mm x 2223mm
Bedroom 1	Shower room
16'4" x 10'0" / 4973mm x 3056mm	7'3" x 5'7" / 2200mm x 1710mm



Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

Approximate room sizes:

Living room	Bedroom 2
29'9" x 10'6" / 9060mm x 3205mm	11'4" x 9'6" / 3460mm x 2889mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'8" / 2222mm x 2073mm
Bedroom 1	Shower room
16'1" x 13'5" / 4907mm x 4097mm	7'3" x 5'7" / 2200mm x 1500mm



Balcony to apartment 25

Approximate room sizes:

Living room	Bedroom 2
20'1" x 10'4" / 6135mm x 3153mm	11'7" x 10'0" / 3531mm x 3047mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'5" x 7'2" / 2303mm x 2223mm
Bedroom 1	Shower room
16'4" x 10'0" / 4973mm x 3056mm	7'3" x 5'7" / 2200mm x 1710mm



Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

Approximate room sizes:

Living room	Bedroom 2
20'10" x 10'4" / 6356mm x 3156mm	11'4" x 9'6" / 3460mm x 2889mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'8" / 2222mm x 2073mm
Bedroom 1	Shower room
16'1" x 13'4" / 4907mm x 4097mm	7'1" x 5'7" / 2147mm x 1575mm



Approximate room sizes:

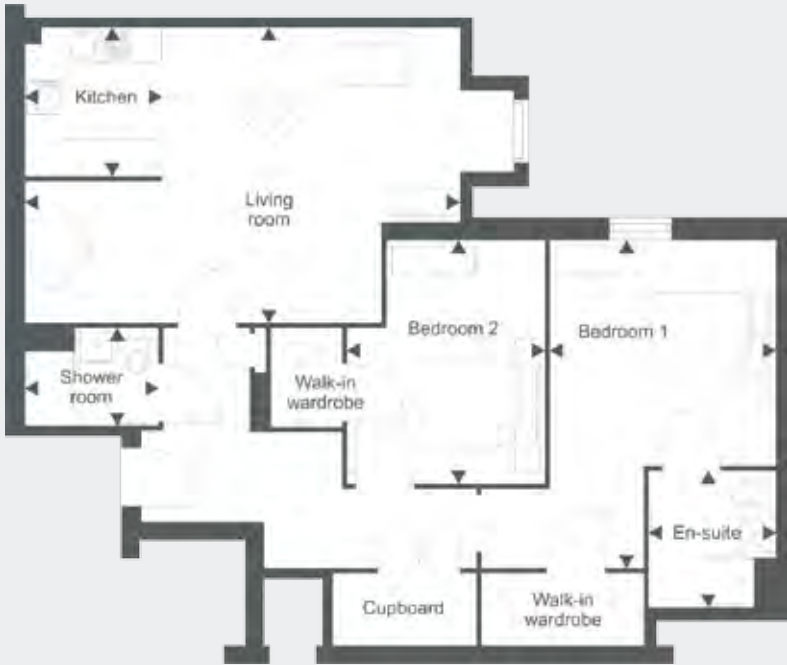
Living room	Bedroom 2
23'2" x 20'6" / 7058mm x 6240mm	16'6" x 9'2" / 5027mm x 2808mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'7" / 2200mm x 2049mm
Bedroom 1	Shower room
19'1" x 13'6" / 5811mm x 4113mm	7'1" x 5'7" / 2147mm x 1575mm



Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

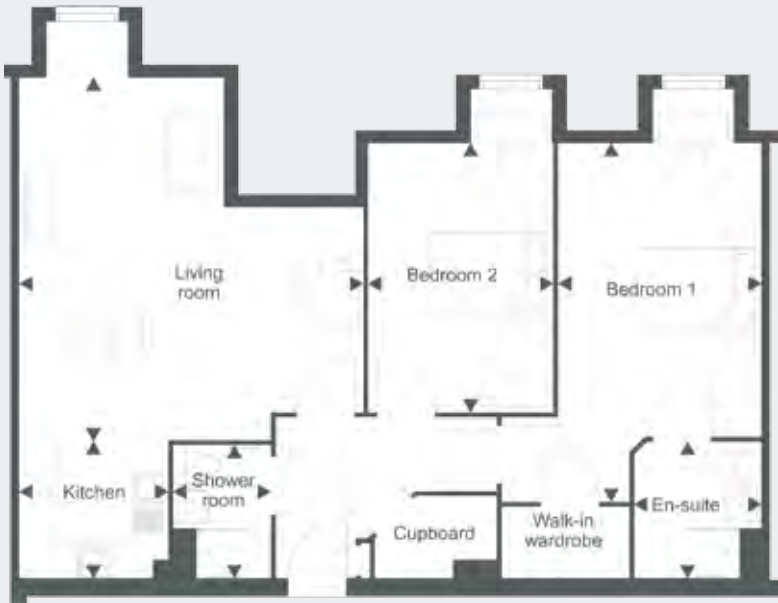
Approximate room sizes:

Living room	Bedroom 2
31'1" x 15'7" / 9480mm x 4768mm	12'10" x 10'6" / 3923mm x 3188mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'7" / 2200mm x 2050mm
Bedroom 1	Shower room
15'7" x 11'11" / 5282mm x 3645mm	7'1" x 5'7" / 2147mm x 1575mm



Approximate room sizes:

Living room	Bedroom 2
22'1" x 18'2" / 6742mm x 5540mm	17'1" x 9'7" / 5205mm x 2965mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'8" / 2223mm x 2080mm
Bedroom 1	Shower room
19'0" x 13'9" / 5780mm x 4182mm	7'1" x 5'7" / 2147mm x 1575mm



Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

Approximate room sizes:

Living room	Bedroom 2
23'2" x 20'7" / 7080mm x 6313mm	13'4" x 10'9" / 4062mm x 3288mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'6" / 2222mm x 2027mm
Bedroom 1	Shower room
14'4" x 13'9" / 4357mm x 4192mm	7'1" x 5'7" / 2147mm x 1575mm



Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

Approximate room sizes:

Living room	Bedroom 2
27'2" x 17'7" / 8279mm x 5366mm	20'5" x 9'8" / 6222mm x 2955mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 8'5" / 2200mm x 2600mm
Bedroom 1	Shower room
19'11" x 13'9" / 6079mm x 4200mm	7'3" x 4'11" / 2200mm x 1500mm



Approximate room sizes:

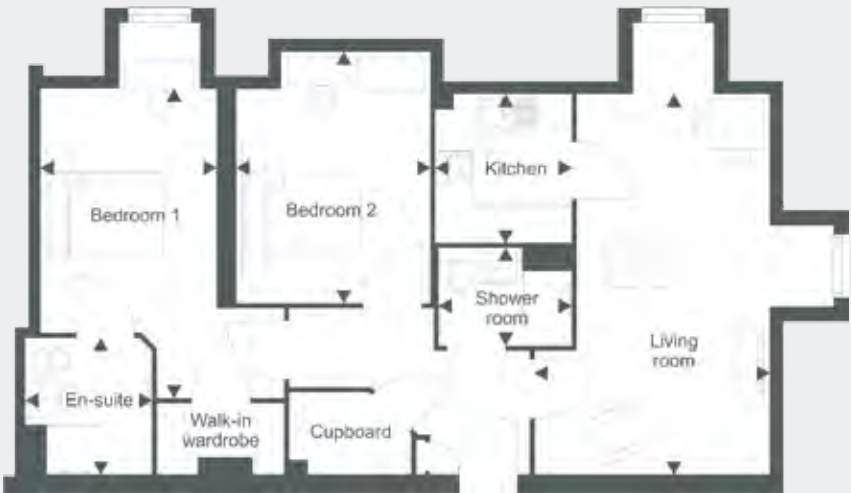
Living room	Bedroom 2
22'8" x 20'1" / 6918mm x 6111mm	16'9" x 11'4" / 5112mm x 3445mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'7" / 2200mm x 2052mm
Bedroom 1	Shower room
20'4" x 13'5" / 6189mm x 4091mm	7'3" x 4'11" / 2200mm x 1500mm



Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

Approximate room sizes:

Living room	Bedroom 2
25'5" x 12'6" / 7737mm x 3798mm	13'3" x 10'3" / 4052mm x 3131mm
Kitchen	En-suite
7'10" x 7'3" / 2400mm x 2200mm	7'2" x 6'7" / 2222mm x 2050mm
Bedroom 1	Shower room
19'10" x 9'4" / 6040mm x 2842mm	7'1" x 5'7" / 2147mm x 1575mm



Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

Homeowner
McCarthy & Stone



Find out more

For more information please call

0800 201 4106 or visit

mccarthyandstone.co.uk/langton-house



Langton House, Westhall Road, Warlingham, Surrey, CR6 9HF

0800 201 4106

mccarthyandstone.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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 leaflet, 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. McCarthy & Stone Retirement Lifestyles Limited, 2 Genesis Business Park, Albert Drive, Woking, Surrey, GU21 5RW.

March 2018