



Burghley

LIVING

ALBANY LODGE
KINGSWAY | DERBY

*The future
you've earned*

Call: **0800 999 1989**





Enjoy life with fewer responsibilities

Whether you want to be closer to family, travel more or enjoy life with fewer responsibilities, Albany Lodge is the perfect place for you to begin your new adventure. Designed exclusively for the over 55s, this stunning development of one and two-bedroom apartments, set within extensive landscaped grounds, is ideally positioned for you to enjoy life to the full.

Live your future your way, in one of our luxurious apartments, within a secure and vibrant community. Everyday tasks such as mowing the lawn, cleaning windows and clearing out gutters are taken care of, leaving you free to spend more time doing the things you enjoy.

Relax and socialise in the beautifully landscaped gardens, simply unwind in the privacy and comfort of your new home or, enjoy the best of both worlds, and join in a programme of homeowner's social events. With the on-site Lodge Manager on duty five days a week and security fob entry into the development, you can relax with complete peace of mind in a safe and secure environment.

Perhaps you're downsizing from your family home? At Albany Lodge, you have the luxury of a welcoming communal lounge and coffee station, which provides additional space for entertaining your friends and family, with the ability to book them into the guest suite should they wish to stay overnight. You also have the benefit of an on-site 'Quiet Lounge', Activity Room and Fitness Suite, for those of you who enjoy a spot of yoga.

The future you've earned.



Designed with you in mind

With a range of 64 one and two-bedroom apartments, Albany Lodge offers safe and luxurious homes that are built to last.

Finished to a high standard, our modern and stylish apartments are packed with thoughtful features such as well-designed fully fitted kitchens and bathrooms, higher level plug sockets, low-profile shower trays and anti-slip floor tiles. We are passionate about standards of safety and every apartment features a video door entry phone, serviced intruder alarm and 24-hour emergency call out system as standard.

With well-positioned integrated appliances, including a stainless-steel oven and extractor hood, your kitchen is ready to use from the moment you move in. Our apartments are highly insulated and energy efficient, including double glazing and electric panel heating throughout, to help you keep those energy bills to a minimum.

Car parking is available, including electric charging points, along with mobility scooter storage and cycle racks for those who prefer two wheels.



It's all about location...

Derby is the UK's most central city, a great place to live and a great base to explore nearby Peak District delights. A really friendly place, great value for money and very easy to get around, you'll feel welcome right from the start.



Nestled within the ready-made community of Kingsway in Derby, Albany Lodge is a charming development of one- and two-bedroom apartments set within extensive landscaped grounds. The on-site fitness suite, home-owners lounge, activity room and quiet lounge might be enough to keep you busy but if you do wish to explore further afield, all the shopping, leisure, entertainment and outdoor spaces are close by.

A short walk from Albany Lodge, you will find Kingsway Retail Park with its variety of well-loved retail outlets and a local pub ideal for classic meals or a well-deserved drink at the end of the day.

Within less than ten-minutes you can drive into Derby city centre with its huge range of high street stores, boutiques, restaurants and leisure activities such as the theatre, museums and cinema giving you many occasions to socialise with friends.



If it is the outdoors you desire, then less than half an hour away by car, you will find yourself in the Peak District National Park surrounded by the dramatic landscape of hills and traditional villages. Nearer to home is the green and historic Markeaton Park with plenty to do for the whole family including golf, fishing and a boating lake.

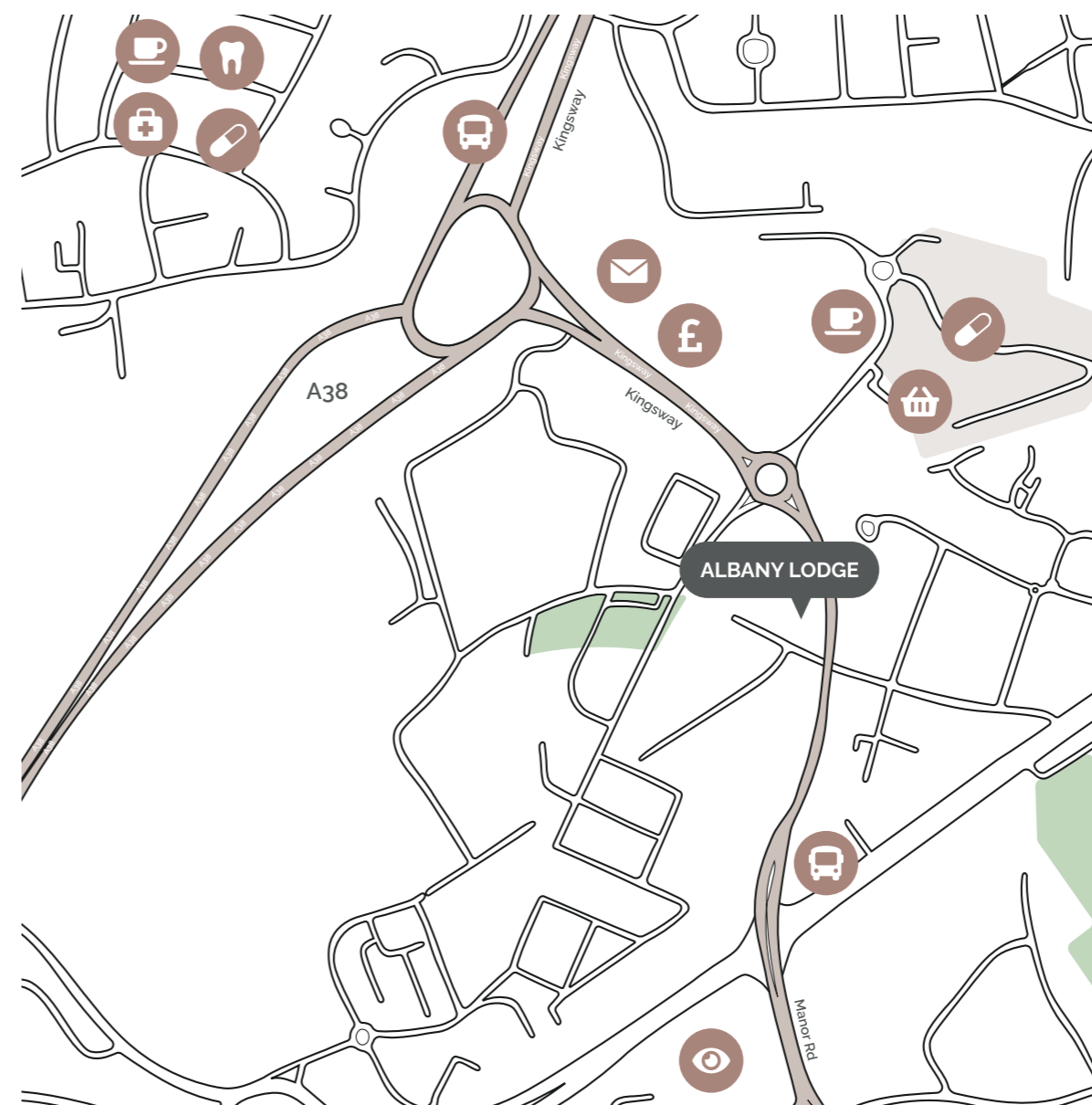
The Orangery and Craft Village provide plenty of opportunities for shopping or to sit down with a cup of tea and watch the world go by.

Within Kingsway, you will find Derby Hospital and just a short walk around is a doctors surgery and pharmacy. Derby city centre can be reached by a regular bus service for any additional needs such as the optician or hairdresser.










Derby is excellently connected with Cross Country and East Midlands Railway enabling you to travel all over the country with regular, direct trains as well as several bus services connecting you with local towns and villages including The Peak District.

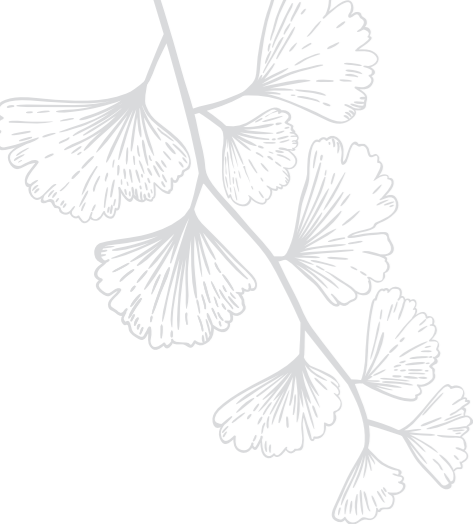
If you like being in the centre of things but with the countryside within easy reach, Albany Lodge is the perfect place to call home.

Live your life your way.



Local map...

-  Bus Stop 0.2m
-  Cafe 0.2m
-  Cash Point 0.2m
-  Dentist 0.8m
-  Doctor 0.6m
-  Optician 0.8m
-  Pharmacy 0.2m
-  Post Box 0.2m
-  Supermarket 0.2m



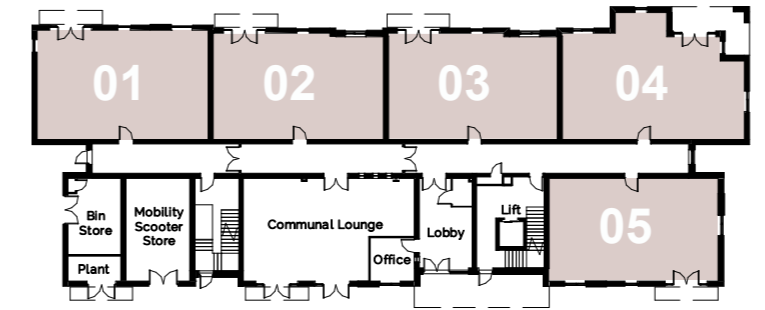
Albany Lodge

A stunning development of 64 Luxury Apartments

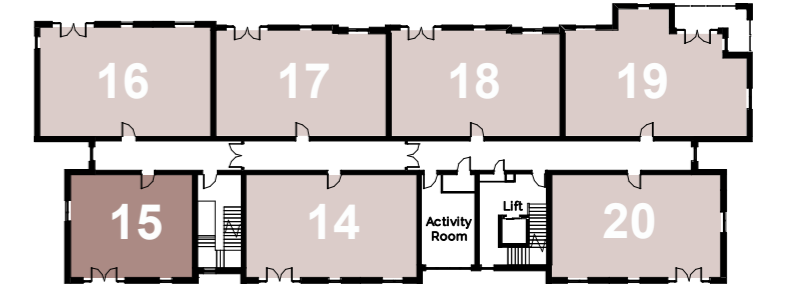
- One Bedroom Apartments
- Two Bedroom Apartments
- Communal Areas

- | | | | |
|-------------------|--------------------------|---------------|-------------|
| C Communal Lounge | E Entrance Lobby | G Guest Suite | L Lift |
| O Office | M Mobility Scooter Store | P Plant Room | B Bin Store |

Apartments 1 to 27



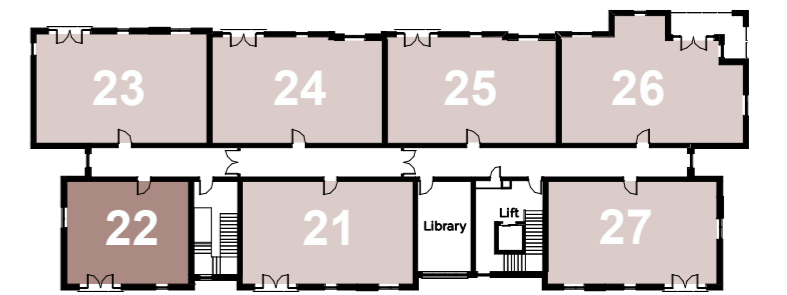
Ground Floor Plan



Second Floor Plan



First Floor Plan



Third Floor Plan

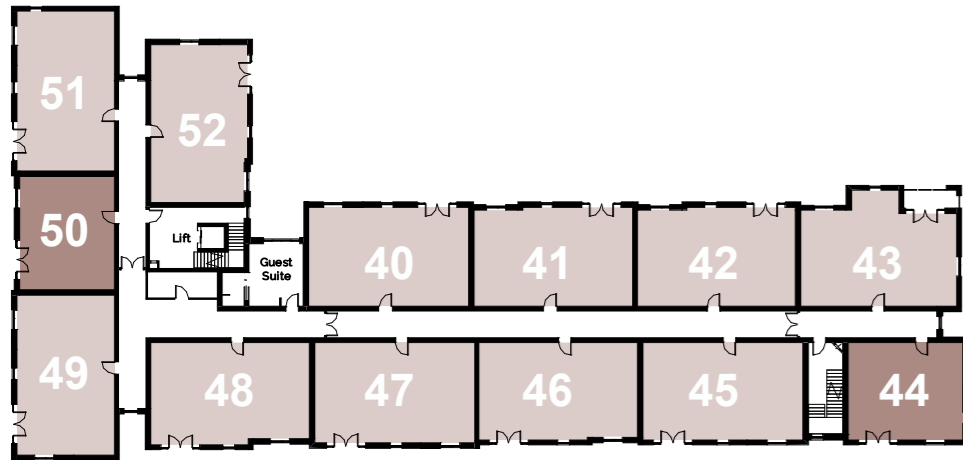
Apartments 28 to 65



Ground Floor Plan



Second Floor Plan



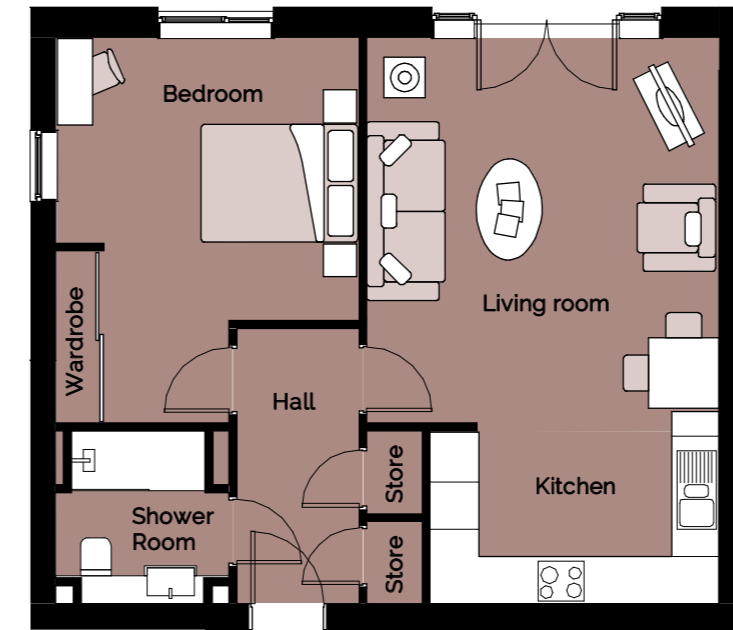
First Floor Plan

- One Bedroom Apartments
- Two Bedroom Apartments

Typical One-Bedroom Apartment Layout

Total Area 654 ft² 60.8m²

Kitchen	7'3" x 12'2"	2208mm x 3701mm
Living Room	14'9" x 16'2"	4489mm x 4920mm
Shower Room	7'3" x 7'3"	2208mm x 2209mm
Bedroom	12'8" x 16'2"	2969mm x 4920mm



Typical Two-Bedroom Apartment Layout

Total Area 931 ft² 86.5 m²

Kitchen	7'3" x 12'9"	2208mm x 3897mm
Living Room	14'9" x 16'6"	4497mm x 5032mm
Shower Room	7'3" x 7'3"	2208mm x 2222mm
En Suite Shower	7'3" x 7'3"	2208mm x 2221mm
Bedroom 1	11'11" x 16'6"	3627mm x 5032mm
Bedroom 2	11'0" x 12'3"	3597mm x 3730mm



Apartment Specification

Interiors:

- Double glazed windows with trickle vents
- Fitted mirrored wardrobes in each bedroom
- Storage to the hallway
- TV and telephone points in the lounge and master bedroom
- Ultra high-speed internet connection
- Illuminated light switches in key areas
- Raised sockets throughout, with USB charging points to bedside sockets
- Door bell to apartment entrance door
- Energy efficient, economical heating system
- Utility store incorporating a washer/drier

Kitchen:

- Ceramic hob
- Integrated electric oven set at waist-height
- Stainless steel cooker hood
- Integrated frost-free fridge/freezer
- Stainless steel sink with chrome soft-turn mixer tap
- Slip resistant Amtico flooring
- Downlighters
- Provision for a dishwasher



Bathrooms:

- White sanitary wear with chrome fittings
- Easy turn mixer taps
- Polished chrome heated full size towel rail
- Illuminated mirrored vanity unit
- Ultra-low profile, large 1700mm shower tray
- Ceramic wall tiles
- Ceramic anti-slip floor tiles
- En-suite with fixed head and hand held thermostatic shower**
- Comfort height, dual flush WC
- Bath available in selected 2-bed apartments

External & Communal Areas:

- Free car parking
- Landscaped communal gardens
- Electric vehicle charging points
- External light to individual patio/balconies
- Lodge manager to assist with the daily running of the lodge
- Online shopping service for your groceries available via your lodge manager
- Owners lounge and coffee bar, with communal wi-fi
- Lift to all floors
- Guest suite with shower room, television and wi-fi for your visitors
- Fully maintained communal areas
- Buggy storage with charging points
- Refuse room
- Wi-fi to all communal rooms

Security & Safety:

- Video door entry system linked to your own television
- Intruder alarm
- Mains connected smoke detectors
- 24-hour support system provided via a digital call system with a personal alarm
- Security locks to windows*

*ground floor only

**two bed only



Live your future, your way

“Burghley Living is the result of years of research and planning to get the right homes to the right people, in the right places. We are delighted to bring a new standard of living to the market and look forward to seeing the difference it makes to our customers.”

Martin Hutson, Managing Director,
Burghley Living

Call us on **0800 999 1989** or email us at
info@burghleygroup.co.uk to find out more.

You can also visit **burghleylivin.co.uk**

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