



Burghley

LIVING

Royles Lodge

TORNTUN CLOSE
THORNTON-CLEVELEYS
FY5 5FE

*The future
you've earned*

Call: **0800 999 1989**

Enjoy a life with fewer responsibilities

Whether you want to be closer to family, travel more or enjoy a life with fewer responsibilities, Royles 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 beautiful 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 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 Royles 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.

The future you've earned



Designed with you in mind



With a range of 48 one and two-bed apartments, Royles 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 and large 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 gas fired central 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...

Located along the Fylde Coast, Thornton-Cleveleys is ideally situated for enjoying your well-earned future. Royles Lodge is situated within the picturesque craft village of Marsh Mill in Thornton-Cleveleys. Whilst there are plenty of events to join in with in the Residents Lounge, if you do want to get out and about, you don't have to go far.

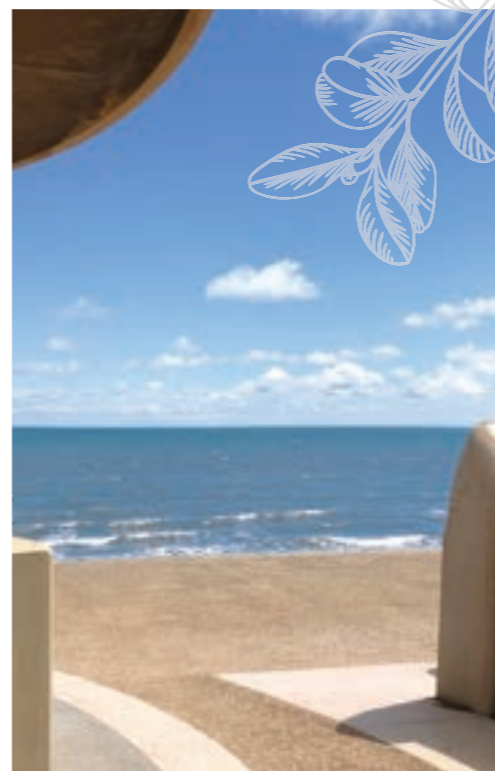


A range of shops, a supermarket and restaurants, coffee shops, health, fitness and beauty facilities are all within walking distance, along with a library and theatre. The monthly Farmers Market will keep you replenished with fresh, local produce and a chance to get to know your neighbours in this ready-made community. The famous Marsh Mill windmill, built in 1974, creates an imposing landmark which many apartments have views of. Your friends and family will be keen to pay one of the tallest windmills in Europe a visit – it is open seasonally.

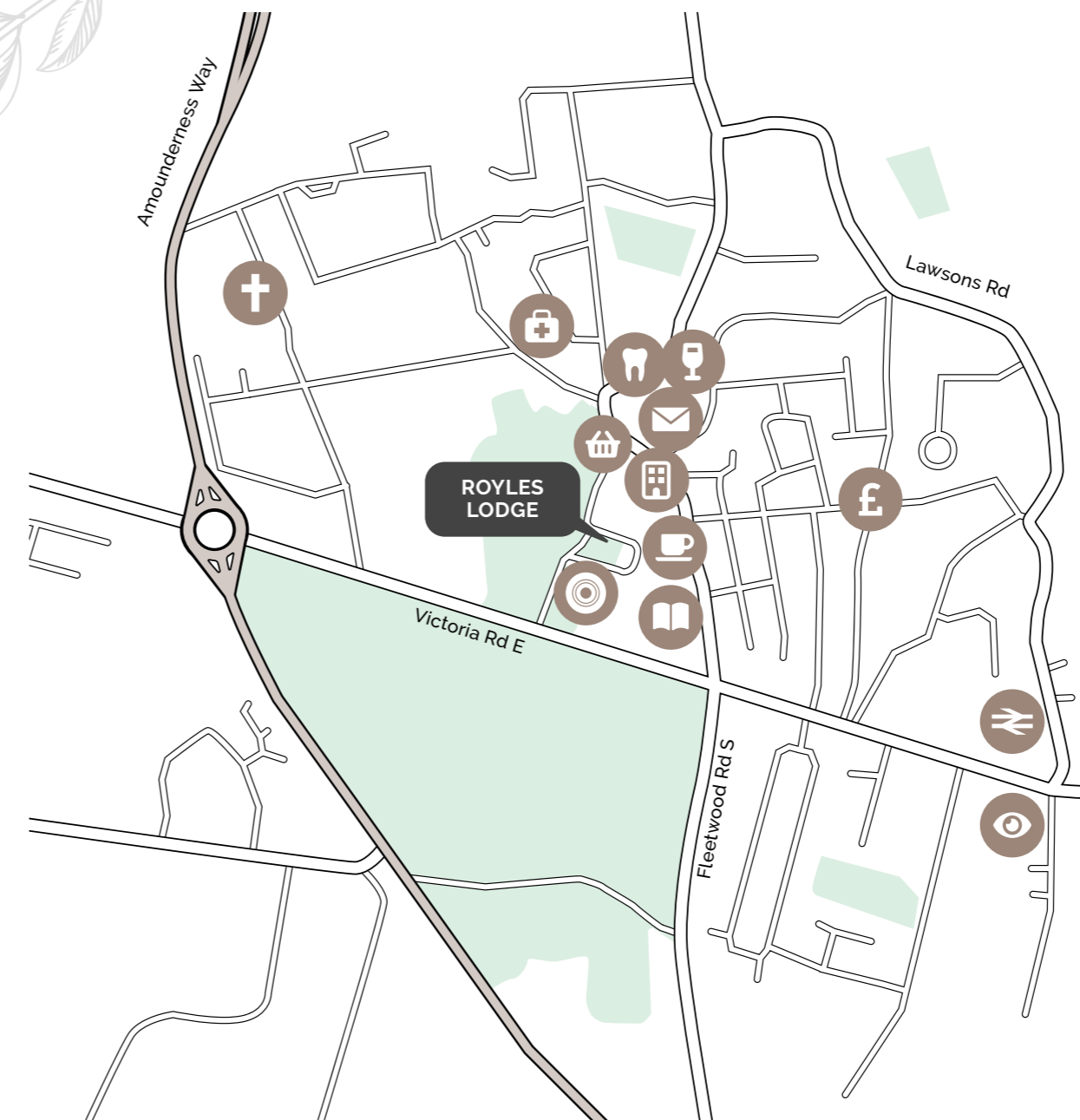
Cleveleys itself is a thriving town with a bustling High Street featuring a wide variety of shops, entertainment and amenities including doctors surgeries, dentists and opticians. The iconic clock shelter at the end of the shops marks the beginning of the Front and a symbolic piece of local history.

There's plenty more to discover on your doorstep, including the beautiful Wyre Estuary Country Park, a popular spot for walking and birdwatching, and the award-winning Cleveleys beach, with its miles of golden sands and promenade. A tram service connects Thornton-Cleveleys to central attractions, so it couldn't be easier to visit the bright lights of Blackpool or Fleetwood fishing town. Further afield are the many walks the Lake District has to offer – close enough for a day trip.

Blackpool Transport services Marsh Mill with a regular bus service to Blackpool in one direction and Fleetwood in the other. Once in Blackpool, you can access the mainline train and be in London in little over two hours or Liverpool in just over an hour.



Whilst there is no doubting that the proximity to the Cleveleys seafront is a major draw to living at Royles Lodge, the area offers so much more than that. From the village location of Marsh Mill, to the convenience of the town of Cleveleys and the Lakes beyond, there is something here for everyone.

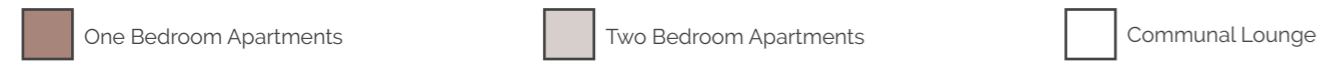


Local map...

-  Post Box 0.3m
-  Cash Point 0.4m
-  Doctor 0.3m
-  Optician 0.7m
-  Cafe 0.1m
-  Supermarket 0.1m
-  Dentist 0.2m
-  Public House 0.1m
-  Train Station 0.7m
-  Bowling Club 0.1m
-  Library 0.2m
-  Church 0.6m
-  Post Office 0.1m

Royles Lodge

1 and 2 bedroom
Luxury Apartment



CL - Communal Lounge
EL - Entrance Lobby
O - Office
SS - Mobility Scooter Store
P - Plant Room
GS - Guest Suite
L - Lift
B - Bin Store



Apartments

Ground Floor Plan



First Floor Plan



Second Floor Plan



Key

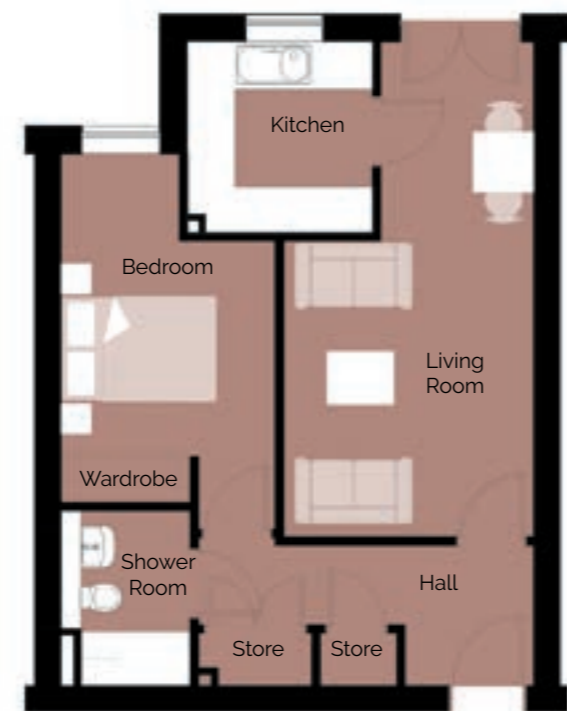




Typical One-Bedroom Apartment Layout

Total Area 49.5m² / 532.8ft²

Kitchen	7'11" x 8'2"	2425mm x 2500mm
Living Room	10'9" x 21'3"	3280mm x 6484mm
Shower Room	5'7" x 7'6"	1700mm x 2300mm
Bedroom	9'3" x 14'12"	2810mm x 4571mm



Typical Two-Bedroom Apartment Layout

Total Area 82.5m² / 888ft²

Kitchen	7'11" x 9'2"	2425mm x 2800mm
Living Room	14'10" x 14'11"	4532mm x 4564mm
Ensuite Shower Room	5'7" x 7'6"	1700mm x 2300mm
Bedroom 1	19'9" x 9'4"	6035mm x 2860mm
Bedroom 2	5'7" x 7'6"	1700mm x 2300mm



Apartment Specification

Interiors:

- Double glazed windows with trickle vents
- Fitted 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
- Gas central heating system throughout
- Utility store including a washer/drier

Kitchen:

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



Bathrooms:

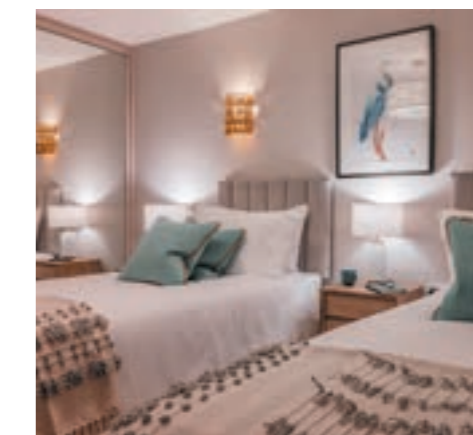
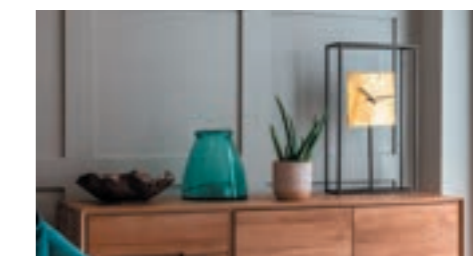
- White sanitary wear with chrome fittings
- Easy turn mixer taps
- Polished chrome heated full size towel rail
- Ceramic wall tiles
- Slip resistant Amtico flooring
- Fixed head and hand held thermostatic shower
- Dual flush WC

External & Communal Areas:

- Free car parking
- Landscaped communal gardens
- Electric vehicle charging points
- Lodge Manager to assist with the daily running of the lodge
- Owners lounge/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/bike storage
- External refuse store

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





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 **burghleyliving.co.uk**

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