



Burghley

LIVING

*The future
you've earned*

Call: **0800 999 1989**



Introducing Burghley Living

Burghley Living is brought to you by the Burghley Group, part of Torsion Care. We are dedicated to developing luxurious apartments for the over 55s; creating beautiful spaces for you to enjoy life with fewer responsibilities.

We offer well-located, luxurious apartments, situated in secure and vibrant communities. Stylish, modern and energy efficient, our apartments are built to last and packed with thoughtful design touches.

Here at Burghley Living, we build so much more than apartments - we build beautiful spaces and communities, providing the foundations for a carefree lifestyle. Enjoy a coffee with a friend in the communal lounge or relax in the comfort of your own home. Open the door to the future you've earned and begin your new adventure at one of our stunning developments.



Best of both worlds

Experience the enjoyment of owning your own apartment and living independently, combined with the luxury of having your property and gardens expertly maintained, leaving you more time to spend doing the things you enjoy.

Perhaps you're downsizing from your family home? Communal lounges and coffee stations featuring free WiFi in every community ensure that space is never an issue when entertaining friends and family. All developments also offer the ability to book a guest suite, should your loved ones need more space when staying overnight.

Relax and socialise with your new neighbours, join the resident social activities or simply unwind in the privacy and comfort of your new home - enjoy the best of both worlds.

Peace of mind

At Burghley Living we are passionate about standards of safety for our residents. Whether you would like to feel more secure at night, have the reassurance of help being on call in an emergency, or have a watchful eye on your home when you are away, you can relax with full peace of mind.

All our developments have an on-site House Manager, who is on duty five days a week and front door entry to the development is accessed by a secure fob system.

Within your apartment, as well as a 24-hour emergency call out system, you also have a secure video door entry system and *fully serviced intruder alarm, providing you with a safe and secure living environment.

Designed with you in mind

Finished to a high standard, our modern and stylish apartments are ready for you to simply walk in and enjoy; packed with thoughtful features such as well-designed, fully fitted kitchens and bathrooms, higher level plug sockets and walk-in showers and wardrobes.

Our apartments are highly insulated and energy efficient, including double glazing and Energy Recovery Systems* (*On selected developments), which all help to keep those energy bills to a minimum. Enjoy a low-maintenance lifestyle in your modern, warm and comfortable home.

French doors, patios and balconies are fabulous features, providing lots of fresh air and, in many apartments, your own outdoor space. If you prefer to be located on an upper floor, you have the luxury of either a full or Juliette balcony to let the sun shine in on those beautiful, warm days.

Relax and socialise within attractive, well-maintained gardens, or meet a friend and take a stroll to the local shops and restaurants. Onsite parking is available for you and we have electric vehicle charging points if you should need them.

Life with Burghley, as told by the true experts - our homeowners.

At Burghley Living we create so much more than luxury apartments for those over 55 - we create beautiful spaces and communities, providing the foundations for a carefree lifestyle. But don't just take our word for it. Hear directly from our homeowners who offer valuable insights into what life with fewer responsibilities is truly like...



"I certainly would recommend it, yes, I really would 100%. Honestly just go for it, once you've decided that you want to come and that you're going to do it. Do it!"

Dorothy



"I bought it off plan and I absolutely love the apartment, best thing I ever did. I was allowed to bring Ollie with me, my little dog. I'm really happy here"

Pamela



"When I came here, I didn't expect what I actually received, the friendship that has come across to me has been absolutely overwhelming, it's been absolutely fantastic."

Eddie



"I realised I had to change my life so that I could meet people. I've made friends which I wouldn't have made in my bungalow. You're not alone here and there's help at hand if you need it, 24/7."

Jacqui



You can find out what else our homeowners had to say about life with Burghley by watching their full stories. Scan the QR code with your smart phone or tablet. Or visit burghleyliving.co.uk/homeowner

Enjoy a life with fewer responsibilities

Whether you want to be closer to family, travel more or enjoy a life with fewer responsibilities, our communities are the perfect place for you to live the future you've earned.

Burghley Living takes care of the maintenance and management of the building and external areas, freeing up your time to enjoy life to the full. Routine external maintenance includes tasks such as gardening, mowing the lawn, cutting hedges, cleaning windows and clearing out the gutters. It also includes internal tasks such as cleaning, servicing and repairs within the communal areas.

This is all covered by your annual service charge.

House Manager

Every community has a House Manager, to keep things running smoothly. With responsibility for high standards throughout, they oversee the gardening, the maintenance of the outside of your property and ensure the warm and welcoming communal spaces are clean, tidy and topped up with your favourite beverages, so you have more time to spend doing the things you love. They even provide a calendar of resident social events, such as flower arranging, wine tasting and art classes, should you wish to join in and meet new friends.



Service Charges

To ensure the grounds and communal areas are maintained and taken care of, our residents pay an annual service charge. The service charge is reviewed each year and is managed on a transparent open book basis, controlled by the residents. Your service charge includes the costs of maintaining the following:



House Manager



Electricity, heating and lighting of communal areas



24-hour emergency remote call service



Maintenance and management of the building and external areas including gardening, cleaning, servicing, window cleaning and repairs in communal areas, redecorating and annual safety testing.



Intruder alarm



Buildings Insurance





Answers to your frequently asked questions

We know you'll have lots of questions about Burghley Living. Here are answers to some of the most common questions we get asked, but we're here to answer any of your queries, along every step of your journey.

Q. Are there age restrictions on purchasing an apartment from Burghley Living?

A. There are no restrictions on who can purchase a Burghley Living apartment. However, only someone aged 55+ is permitted to live in the apartment.

Q. Is there a guarantee on the quality of the build?

A. Burghley Living apartments are covered by a 10-year guarantee with Ark, providing a NHBC style warranty.

Q. Are car parking spaces available?

A. In all our developments, parking spaces are available for residents, on a first come first served basis, at no extra charge.

Q: Will I have my own front door?

A: Yes, each Burghley Living apartment has its own private front door, giving you the same sense of privacy and independence as any traditional home. While you enjoy the added security and support our developments provide.

Q. Can I bring my pet?

A. Yes, a well behaved pet is welcome to live with you in your apartment. All that we ask is that you have previous written permission from Burghley Living.

Q. Can I make amendments to my apartment?

A. Yes of course, this is your home (if you own it) and we want you to feel completely comfortable in it. We can also provide a handyperson* (charges apply) to help you make your apartment your own.

Q. How do we book the guest suite for our friends and family to stay?

A. The guest suite is booked through the House Manager for a small nightly charge and includes an en-suite bathroom, tea and coffee making facilities, fresh towels and bedlinen.

Q. Do I have to pay a reservation fee?

A. There is a set reservation fee of £1000 required to reserve your apartment. With a 14 day cooling off period.

Q. Will my apartment be Leasehold or Freehold?

A. Our apartments are leasehold properties that come with a 999-year lease.

Q. Do you offer help with moving in?

A. Yes, we know the process of moving can be stressful, so the Burghley 'Easy Move' service is there to smooth every step of the way. Speak to our team and find out how we can help you.

Q. Do I have to pay ground rent?

A. No at Burghley Living we do not charge ground rent.

Q. How do I book an appointment?

A. Contact one of our on-site development consultants. Through our freephone number: 0800 999 1989.

Discover the freedom of Burghley living

Our luxury apartments offer you the freedom and independence to live your future, your way, within a secure and welcoming community.

We believe that later living is something to be looked forward to and our communities are designed to help you fulfil your dreams and enjoy that freeing lifestyle. We also appreciate that you want a few less responsibilities and a bit more peace of mind, so enjoy the best of both worlds, in safe and comfortable apartments that are built to last.

Our locations are carefully selected, with good access to public transport and within walking distance of local shops and amenities, enabling you to live life to the full and never be too far from the people and places you love.

We appreciate that planning to transition to later life living is a big decision and we'll be here for you, from when you first make the commitment to move, to when you join us at one of our welcoming communities.

“At Burghley Living, we are passionate about creating well-designed, inspiring spaces, for people to enjoy a carefree life. We care about our residents and the quality of the experience we provide – from initial contact, to the day you move into your new home, we’re here to help.”

Marie Buckingham,
Development Director



For more details on any aspect of Burghley Living, get in touch and we'll be happy to talk it through with you and your family. **Call: 0800 999 1989**

You can also visit Burghley Group - **burghleyliving.co.uk**
Or email **info@burghleygroup.co.uk**

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**



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This brochure is not a contract nor forms any part of a contract. The company reserves the right to alter specification without notice. Age restrictions apply on Burghley Living developments. Details are correct at time of print.

