



**McCarthy & Stone**

— Retirement living to the full —

# Elgar Place

Stylish retirement apartments | Maidenhead

**Stylish  
retirement living  
in a desirable  
location**



## **Welcome to Elgar Place**

Elgar Place is a Retirement Living development situated in the beautiful riverside town of Maidenhead, brought to you by McCarthy & Stone. The development offers a selection of one and two bedroom apartments, with an array of on-site facilities and numerous safety and security features. Elgar Place has been thoughtfully designed to allow you to continue living independently with added peace of mind and more time to do the things you enjoy most.

Designed exclusively for the over 60s, our Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries of external maintenance or gardening – and there's support if you need help with anything. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





“The standard of customer service and support that I received from the sales team at the development was excellent and made the whole experience of moving feel effortless.”

Homeowner  
McCarthy & Stone



## 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 Home 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 Concierge on hand during the day – a friendly face who'll be around to offer you help and support.

Best of all, there is no need to worry about external maintenance or window cleaning, so you can sit back, relax and enjoy your retirement knowing it is all taken care of. Energy costs for the communal areas are all budgeted for in one easy service charge.



Enjoy more time to socialise with friends and family





**A retirement  
filled with  
friendship**



Club lounge

## **Imagine more time to socialise with new friends and neighbours**

Elgar Place has everything you need to enjoy a full and active retirement. The club lounge, located on the first floor, provides the perfect place to socialise with friends and extends out via bi-fold doors to a beautiful patio terrace. The development also benefits from a guest suite, complete with a television and tea and coffee making facilities, so you can invite your friends and family to stay<sup>^</sup>#.

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<sup>†</sup>.



**"The best thing for me is the company,  
there is always someone around and  
everyone is so cheerful. It's lovely."**

Homeowner  
McCarthy & Stone

<sup>^</sup>Extra charge applies. <sup>#</sup>Subject to availability. <sup>†</sup>Please speak to Sales Executive for more information on our pet policy.

# Designed with you in mind



Typical kitchen



Typical shower room

## Services

- A dedicated Concierge 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 club lounge is the perfect place to entertain visitors, socialise with neighbours or make new friends
- Patio terrace for you to relax and unwind in the summer months
- Guest suite perfect for when friends and family come to visit<sup>^#</sup>
- Lift to all floors
- Secure car parking on-site<sup>^#</sup>
- Mobility scooter store and charging room<sup>#</sup>

## 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 selected bedrooms
- Walk-out balconies or Juliette balconies to all 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
- Pelmet and plinth lighting

### Shower room

- Fitted shower, tiled with level access
- High quality sanitary fittings
- Heated towel rail
- Fitted mirror
- Electric shaver socket
- Extractor ventilation

### Heating and finishes

- Electric underfloor heating
- Neutral décor 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

<sup>^</sup>Extra charge applies. <sup>#</sup>Subject to availability.



## 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.

"It has been a very positive experience from the moment we first saw the development start to take shape last year to finally receiving the keys to our own front door. We used McCarthy and Stone services every step of the way, from their solicitors to their Smooth Move service. It has been excellent."

Homeowner  
McCarthy & Stone



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.

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

Typical living room

## 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 double glazing, insulation and electric underfloor heating throughout 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 décor 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 apartment has been beautifully finished and decorated, and the mod cons in the kitchen have made life a lot easier."*

Homeowners  
McCarthy & Stone



Typical master bedroom



Typical second bedroom as study

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

## The perfect location for Retirement Living



Maidenhead High Street

## Discover Maidenhead

Situated in the beautiful riverside county of Berkshire, Maidenhead has plenty to delight retirees. Mixing the tranquillity of beautiful open green spaces with a vibrant and colourful High Street, it provides the best of both worlds.

A stone's throw away from Elgar Place is Maidenhead town centre, which boasts a selection of High Street and independent shopping facilities. Home to the Nicholsons Shopping Centre, it provides over 60 stores, including well known names such as Waitrose and Marks and Spencer.

Additionally, the town centre has a variety of activities and markets planned throughout the year. These include Maidenhead Produce Market and Maidenhead Farmers Market, which takes place on the second Sunday of every month. Both offer a great selection of produce from local and international sources.

Maidenhead provides excellent leisure facilities including an Odeon cinema and the Magnet Leisure Centre, offering both a swimming pool and health suite, as well as a variety of sports from aerobics and yoga to squash and tennis.

For those who enjoy the fresh outdoors, a walk along the riverside offers amazing views of one of the most beautiful stretches along the River Thames. The Guards Club Park and Island is a conservation area, highly renowned for its history and a popular attraction for those who enjoy leisurely walks.

With its varied attractions and local facilities, Maidenhead makes the perfect location for you to enjoy an active and independent retirement.

## Find out more

To find out more about purchasing a Retirement Living apartment at Elgar Place, please telephone a member of the team on **0800 201 4106** or visit [mccarthyandstone.co.uk/elgarplace](http://mccarthyandstone.co.uk/elgarplace)



River Thames in Maidenhead

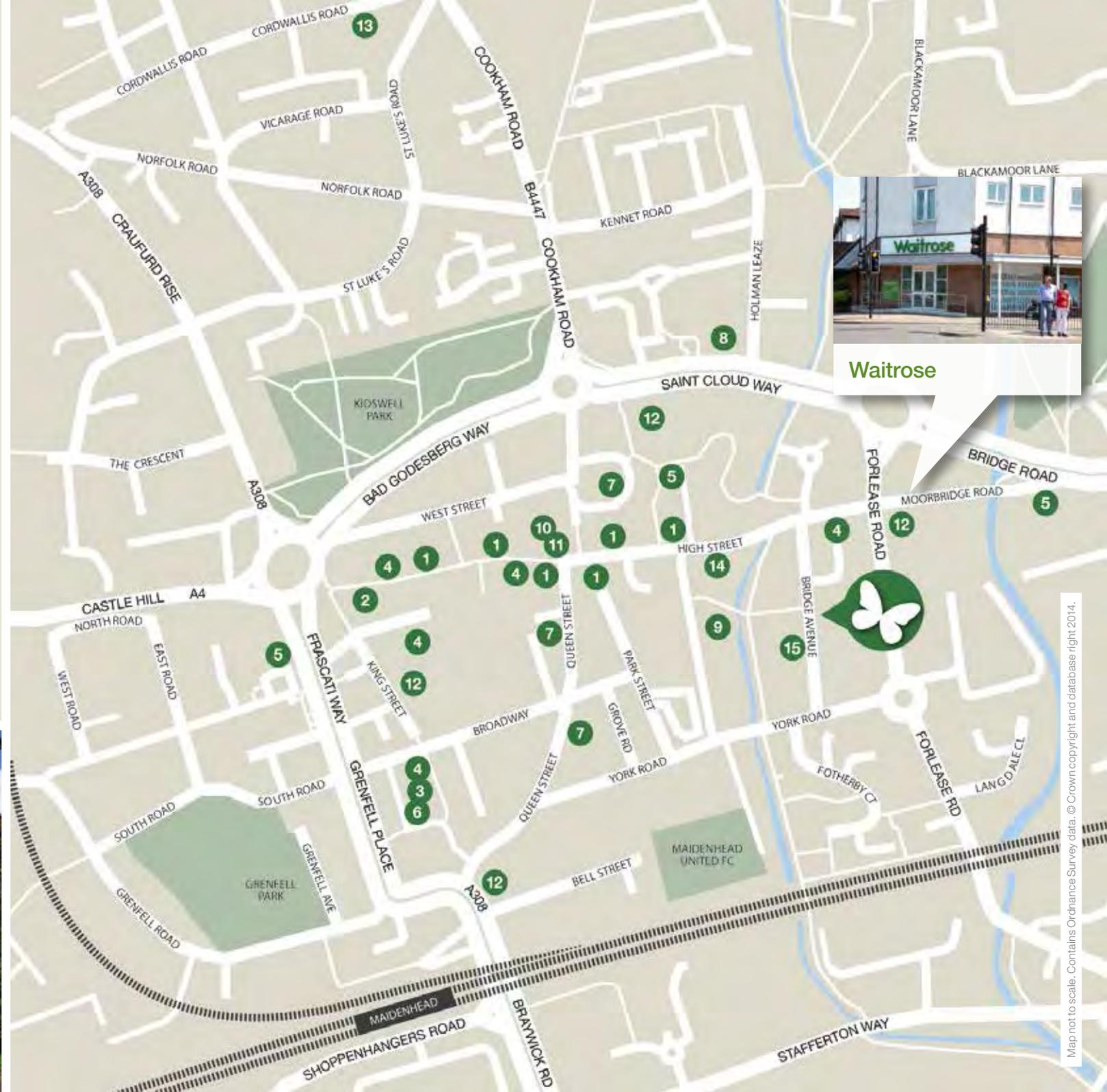


## On your doorstep...

- 1 Bank
- 2 Barbers
- 3 Cinema
- 4 Coffee shop
- 5 Dentist
- 6 Gym
- 7 Hairdressers
- 8 Leisure centre
- 9 Library
- 10 Opticians
- 11 Pharmacy
- 12 Supermarket
- 13 Doctor
- 14 Post Office
- 15 Bus stop



Guards Club Park



# Elgar Place

## Ground Floor



### Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas
-  - Postal numbers

- EN - Entrance
- ENF - Entrance foyer
- L - Lift
- MSS - Mobility scooter store
- OFF - Office
- P - Plant
- RR - Refuse & recycling
- S - Stairs
- SS - Sub station
- T - Communal toilet



# Elgar Place

## First Floor



### Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas
-  - Postal numbers

- GS - Guest suite
- K - Communal kitchen
- L - Lift
- LD - Laundry
- P - Plant
- S - Stairs

# Elgar Place

## Second Floor



### Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas
-  - Postal numbers
- L** - Lift
- P** - Plant
- S** - Stairs

# Elgar Place

Third Floor



## Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas
-  - Postal numbers

- L - Lift
- P - Plant
- S - Stairs

# Elgar Place

Fourth Floor



## Key

- - 1 bedroom apartment
- - 2 bedroom apartment
- Communal / Staff areas
- 00 - Postal numbers

- L - Lift
- P - Plant
- S - Stairs

# Elgar Place

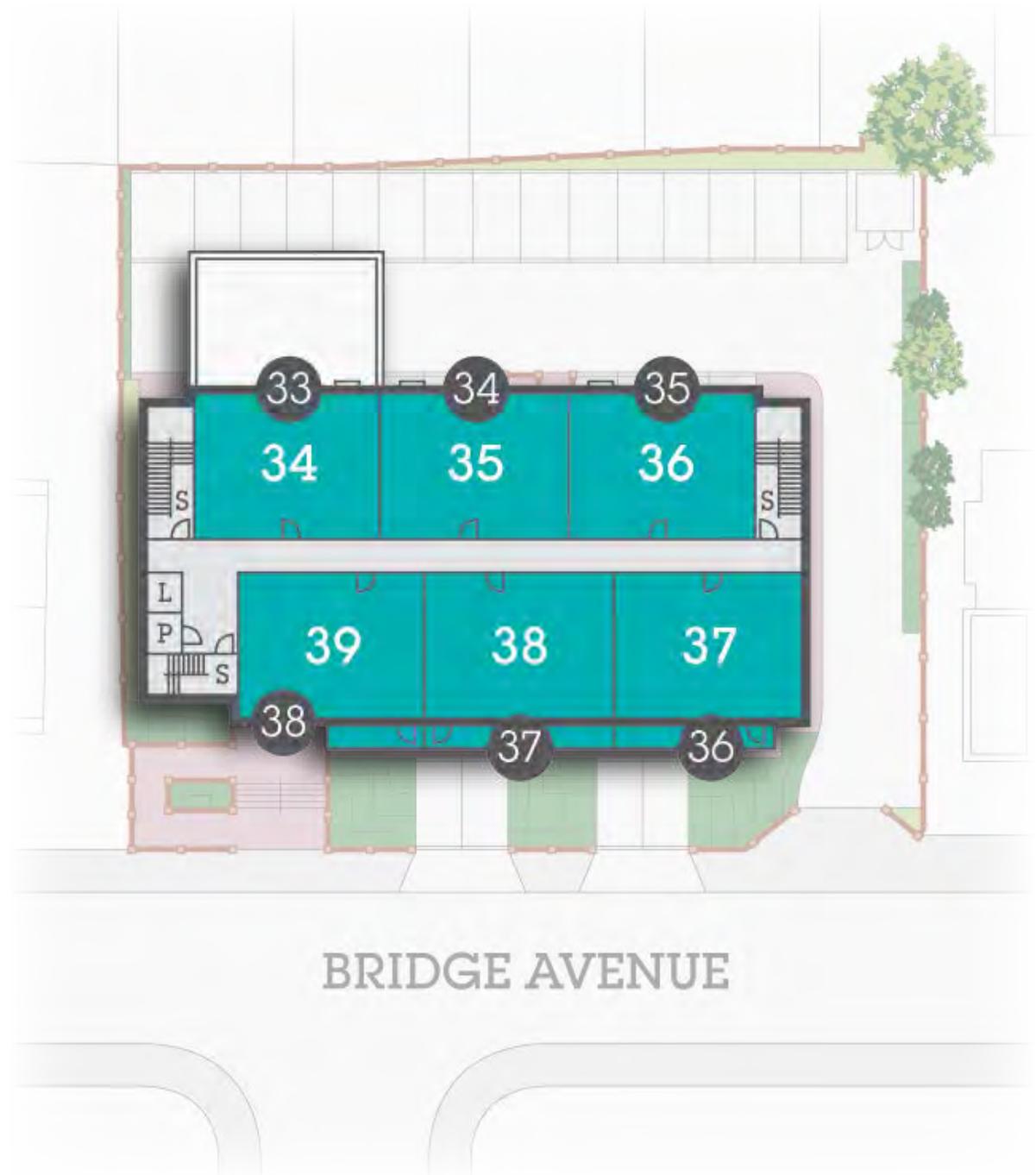
Fifth Floor



## Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Communal / Staff areas
-  - Postal numbers

- L** - Lift
- P** - Plant
- S** - Stairs



## Approximate room sizes:

### Living room

21'3" x 11'10" / 6476mm x 3608mm

### Kitchen

7'11" x 7'2" / 2406mm x 2190mm

### Bedroom 1

17'2" x 10'2" / 5239mm x 3103mm

### Bedroom 2

13'2" x 9'1" / 4019mm x 2775mm

### En-suite

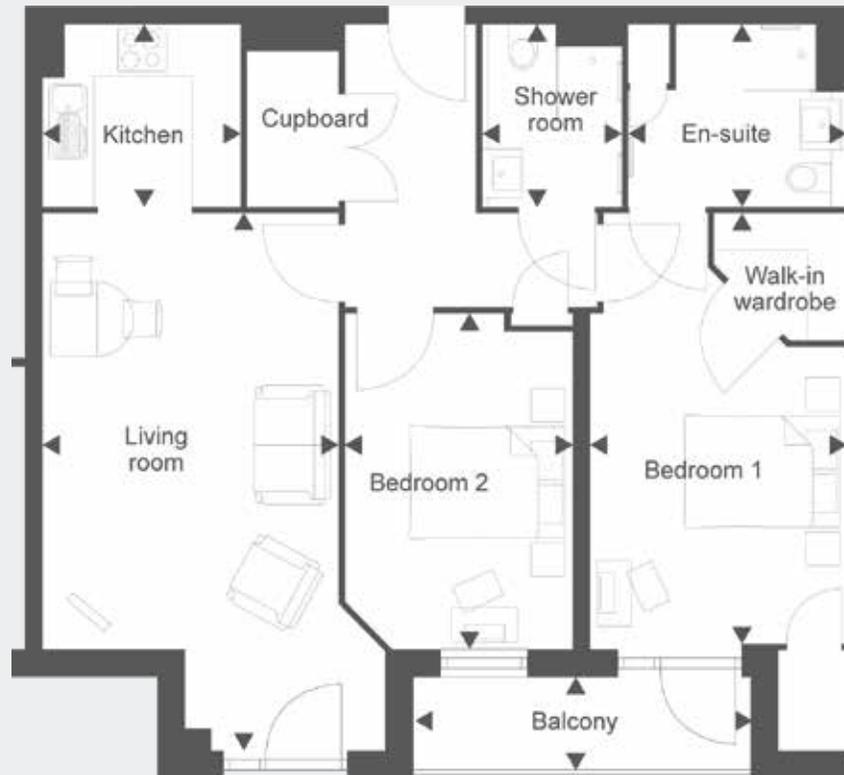
7'3" x 8'9" / 2200mm x 2661mm

### Shower room

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

### Balcony

3'5" x 13'5" / 1050mm x 4085mm



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

19'3" x 11'4" / 5863mm x 3465mm

Kitchen

9'7" x 7'8" / 2927mm x 2325mm

Bedroom 1

17'4" x 10'2" / 5238mm x 3102mm

Bedroom 2

14'10" x 9'7" / 4509mm x 2919mm

En-suite

7'3" x 6'9" / 2200mm x 2058mm

Shower room

7'1" x 5'2" / 2155mm x 1575mm

Balcony (apartment 2)

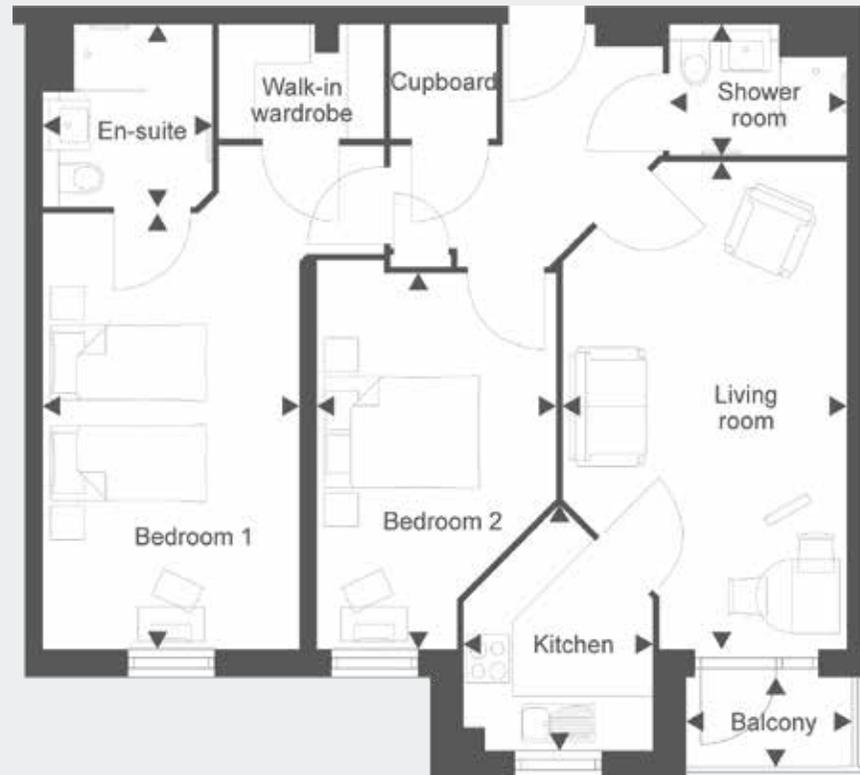
3'5" x 6'8" / 1050mm x 2037mm

Balcony (apartment 19)

2'10" x 6'9" / 867mm x 2062mm

Balcony (apartment 26, 33)

3'7" x 6'9" / 1088mm x 2062mm



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### Approximate room sizes:

Living room

19'2" x 11'3" / 5833mm x 3440mm

Kitchen

9'7" x 7'8" / 2928mm x 2325mm

Bedroom

17'8" x 9'8" / 5388mm x 2941mm

Shower room

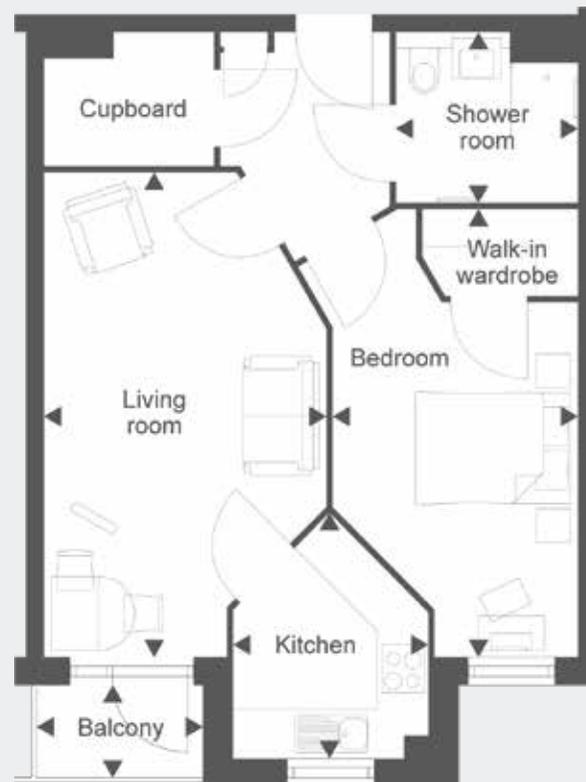
7'3" x 6'9" / 2200mm x 2050mm

Balcony

3'5" x 6'8" / 1050mm x 2037mm

Balcony (apartment 16)

2'10" x 6'9" / 867mm x 2062mm



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### Approximate room sizes:

Living room

17'4" x 12'0" / 5272mm x 3651mm

Kitchen

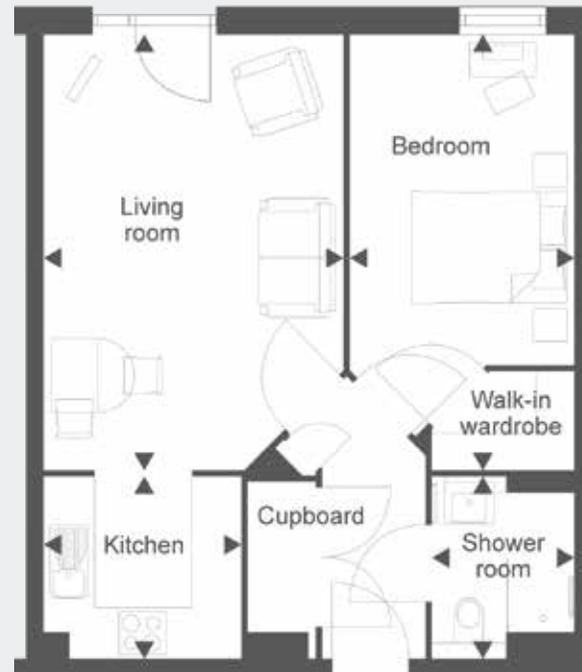
7'10" x 7'3" / 2400mm x 2200mm

Bedroom

17'4" x 9'0" / 5272mm x 2731mm

Shower room

7'3" x 5'8" / 2200mm x 1722mm



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### Approximate room sizes:

Living room

17'4" x 11'10" / 5272mm x 3609mm

Living room (apartment 22, 29, 36)

17'4" x 10'2" / 5272mm x 3104mm

Kitchen

7'3" x 7'11" / 2200mm x 2408mm

Bedroom 1

17'4" x 10'1" / 5272mm x 3081mm

Bedroom 2

13'4" x 8'10" / 4054mm x 2693mm

Bedroom 2 (apartments 21, 28, 35)

13'4" x 9'2" / 4054mm x 2784mm

En-suite

7'3" x 8'8" / 2200mm x 2650mm

Shower room

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

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### Approximate room sizes:

Living room

19'3" x 11'4" / 5867mm x 3466mm

Kitchen

9'9" x 7'10" / 2963mm x 2394mm

Bedroom

21'10" x 9'7" / 6659mm x 2916mm

Shower room

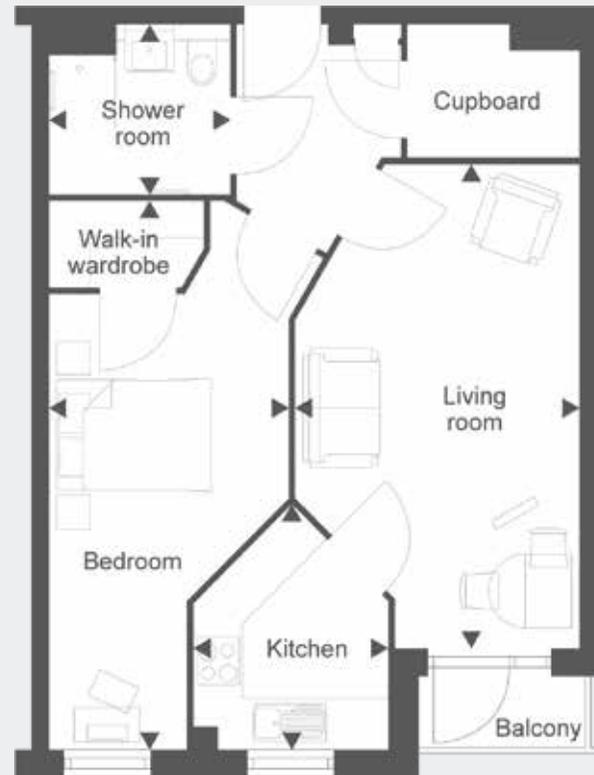
7'3" x 6'9" / 2200mm x 2050mm

Balcony (apartments 17, 18)

2'10" x 6'9" / 867mm x 2062mm

Balcony (apartments 24, 25, 31, 32)

3'7" x 6'9" / 1088mm x 2062mm



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### Approximate room sizes:

Living room

17'3" x 11'10" / 5269mm x 3602mm

Kitchen

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

Bedroom 1

17'4" x 10'2" / 5272mm x 3102mm

Bedroom 2

13'4" x 9'3" / 4054mm x 2815mm

En-suite

7'3" x 8'8" / 2200mm x 2653mm

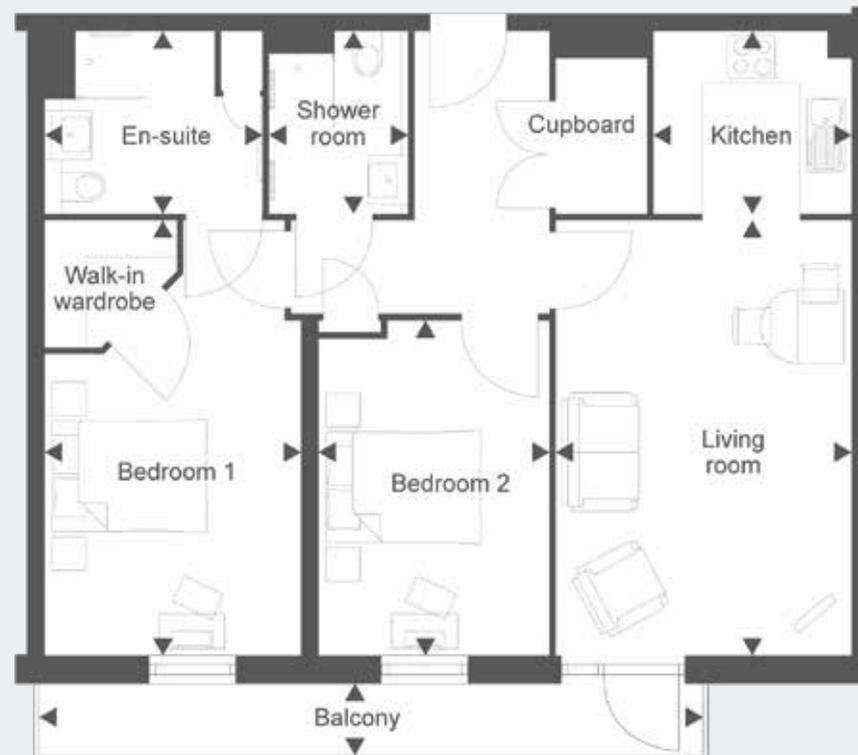
Shower room

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

Balcony

2'10" x 26'11" / 875mm x 8200mm

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Living room

17'3" x 11'10" / 5269mm x 3602mm

Kitchen

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

Bedroom 1

17'4" x 10'2" / 5272mm x 3102mm

Bedroom 2

13'4" x 9'3" / 4054mm x 2815mm

En-suite

7'3" x 8'8" / 2200mm x 2653mm

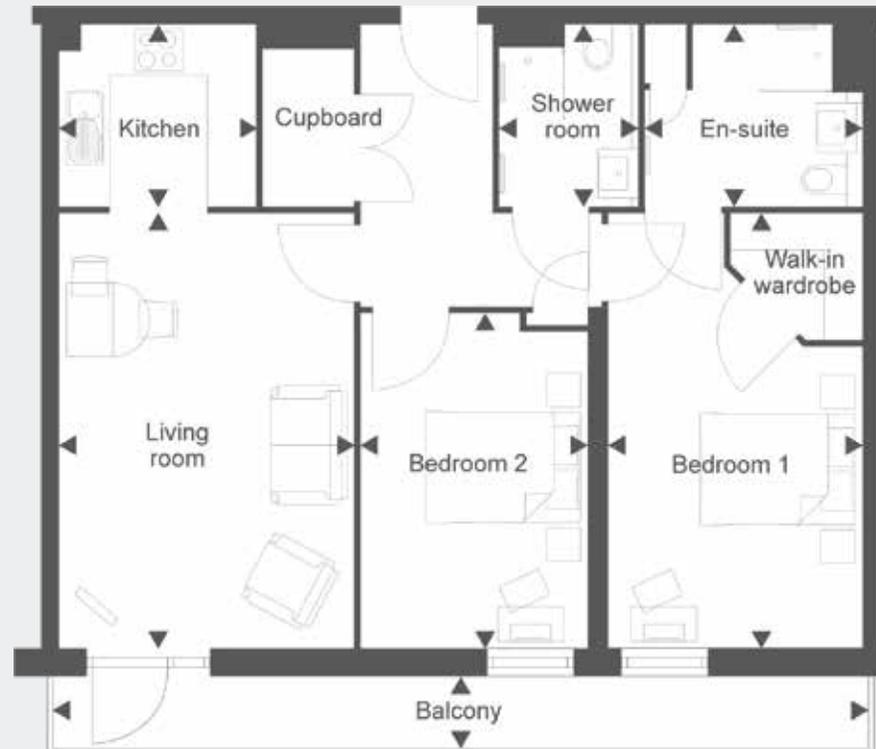
Shower room

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

Balcony

2'10" x 33'1" / 875mm x 10072mm

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Living room

17'3" x 11'10" / 5269mm x 3602mm

Kitchen

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

Bedroom 1

17'4" x 10'2" / 5272mm x 3102mm

Bedroom 2

13'4" x 9'3" / 4054mm x 2815mm

En-suite

7'3" x 8'8" / 2200mm x 2653mm

Shower room

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

Balcony

2'10" x 15'11" / 875mm x 4850mm



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