

LIONHEART COURT

WALTHAM ABBEY



McCARTHY STONE
Life, well lived

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Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Welcome

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**MARKET TOWN LIVING
WITH A MODERN TWIST.**

It's no wonder Waltham Abbey is such a popular place to live. Thriving community atmosphere. Rich in royal history. Over 100 acres of country park on its doorstep. Glorious Epping Forest nearby. A train service that can whisk you to London Liverpool Street in just 30 minutes. The M25 and A10 in easy reach. This historic market town in Essex appeals on so many levels.

**FIND YOUR HAPPY PLACE IN
WALTHAM ABBEY.**

Take a short stroll from the centre of town and you'll find Lionheart Court. It has been designed with the over 60s in mind and is built to high standards. Named after Richard the Lionheart, who gave the town its royal charter to hold markets and fairs, it's an ideal place to live life well.



Waltham Abbey Lionheart Court Development features Property details



LIVE LIFE YOUR WAY.

Waltham Abbey and the surrounding area have so much to offer, you'll be spoilt for choice. And Lionheart Court is ideally located, whatever you love doing in life.

One of the first things you'll notice is how everything you need is so close by. Next door is a Tesco superstore, ideal for the weekly shop. Alongside the store, you'll find a health centre, Lloyds pharmacy plus a selection of shops which includes Timpson and a coffee shop.

Stroll on further, passing the town's historic Abbey, and you will arrive in the town centre. Church Street is home to familiar high street names and an abundance of independent retailers. Plus, there's an excellent selection of restaurants, cafes, tea rooms and traditional pubs. One of the most popular is The Welsh Harp, a 15th century pub in the market square. It serves up tasty dishes, local ales, world beers plus sports and entertainment.

Beyond the centre is High Bridge Retail Park home to McDonalds, TK Maxx, Poundland,

Pets at Home amongst others. Nearby Waltham Cross also has a large shopping centre.

The Charter Market happens every Tuesday and Saturday. And each year the town hosts numerous community festivals and events. Even the Abbey Gardens still play a part in daily life. The beautiful rose gardens are perfect for enjoying a little peace and quiet or a picnic. The town also boasts many fine examples of more modern architecture too. Dating from 1904, the Waltham Abbey Town Hall is a rare example of an Art Nouveau public building.

For lovers of the great outdoors, the surrounding area is a delight. The River Lee Country Park stretches over 1000 acres and is perfect for walkers, cyclists, and wildlife watchers alike. Plus, Epping Forest is made up of an even larger area of woodlands, grasslands, and other habitats, interspersed with historic villages and country pubs.



LIONHEART COURT

McS Sewardstone Road,
Waltham Abbey
EN9 1NP

MAP KEY.

- 1 Tesco Superstore
- 2 Market Square Surgery
- 3 Lloyds Pharmacy
- 4 Bus Stop
- 5 The Sultan Pub
- 6 Sun Street Shops & Restaurants
- 7 Museum
- 8 Cafe
- 9 Post Office
- 10 Tony's Pie & Mash Shop
- 11 The Welsh Harp Pub
- 12 Waltham Abbey Church
- 13 Waltham Abbey Gardens & Rose Garden
- 14 River Lea
- M25 - 6 minute drive*
- Waltham Cross Station (Greater Anglia) - 7 minute drive*
- Epping Forest - 10 minute drive*

*Travel times taken from Google.



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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BEAUTIFULLY STYLED, INSIDE AND OUT.

While the town cherishes its history, it's certainly not living in the past. The contemporary style of Lionheart Court reflects this perfectly. Modern and stylish, it's designed to catch your eye. As you walk into the entrance and foyer you'll immediately feel at ease. It creates a wonderful welcome for homeowners, friends and family members. From here, you can enter the communal lounge.

Wonderfully light and airy, the lounge is the ideal space to spend time with neighbours and friends. From a quick catch-up, leisurely chat to a lively get together. And much like the Abbey Gardens, there are lots of quiet spots too if you just want to relax over a newspaper or spend time with a good book.

Step through the exterior door in the lounge and you'll discover the recently landscaped garden. From the seated patio area, you can admire the rich tapestry of colours created by the trees, plants and shrubs. Facing North East, you'll get the best of the morning sunshine and the sunsets that follow.

Ahead is a path that leads you through the garden. As you walk in parallel with the development building itself, you can admire the immaculate beds and borders. At the far end is a pergola, where you can sit and relax. This outside space is a pleasure to look at and effortless to enjoy too. We look after all the outside spaces for you.





MORE FEATURES.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities*.

PARKING*

Spaces are available for purchase.

*Additional charges apply. Subject to availability.

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MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, lively community. They are also built to high standards. Lionheart Court is no exception, comprising of 52 one and two bedroom properties. Each apartment is exquisitely finished and comes fitted with carpets and flooring.

YOUR CHOICE OF PURCHASE OPTIONS.

All the available properties in Lionheart Court come with a range of purchase options. You can choose to buy outright, rent or part buy, part rent. To help you select the one that's right for you, our friendly Sales Consultants will explain each in greater detail.





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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony, terrace or patio to all properties
- Walk-in or fitted wardrobes to selected properties
- Telephone and television point in living room and bedrooms
- Sky Q connection point in living room*
- NHBC 10-year warranty



KITCHEN

- Fitted kitchen with integrated BOSCH appliances, microwave, ceramic hob and Beko fridge freezer
- Stainless steel BOSCH cooker hood and glass splashback
- Granite composite sink (anthracite colour)
- Lever mixer taps



SHOWER ROOM

- Fitted wet room with floor tiles
- White sanitary ware with high quality fittings
- Wall mirror with adjacent shaver socket
- Heated towel rail



HEATING AND FINISHES

- Electric radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky Q subject to Sky subscription.



“WE STILL FEEL LIKE TEENAGERS.”

Peter and Sheila,
McCarthy Stone homeowners.

Peter and Sheila have no intention of slowing down and are delighted that many of their neighbours feel the same. They believe retirement should be exciting.

Ready to start the next exciting chapter in your life? Find out how you could make the move to Lionheart Court, Waltham Abbey.

CALL 0800 201 4106
**VISIT [McCARTHYSTONE.CO.UK/
LIONHEART-COURT](https://www.mccarthystone.co.uk/lionheart-court)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

May 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/lionheart-court

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