



Flora Place

Liphook

McCarthy Stone
Retirement living *your way*



Happiness, confidence, security

For us, it’s about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a convenient location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Liphook

Stylish, country living in a desirable village



- | | | |
|----------------------|---------------|--|
| ● Bus Stop | 6 Surgery | 12 Bowls Club |
| 1 Post Office | 7 Hair Salon | 13 Radford Park |
| 2 Veterinary Surgery | 8 Supermarket | 14 Optometrists |
| 3 Newsagents | 9 Cinema | 15 Iron Hill |
| 4 Pub | 10 Chemist | 16 Liphook Millennium Community Centre |
| 5 Barbers | 11 Library | |



Flora Place is just a few minutes stroll from the historic village square, which is dominated by the Royal Anchor Hotel and is a designated conservation area with some of the old houses and shops dating as far back as the 16th century.

Liphook offers the best of country living with the convenience of amenities such as a bank, village surgery, a supermarket, post office and bus stop. There will be plenty to tickle your tastebuds with a mix of traditional pubs, small cafés and restaurants.

Liphook Village Market, where you can buy local produce, is held on the 2nd Saturday of each month.

Live life your way

The Living Room, an independent cinema, is a gem for movie buffs – offering a carefully curated programme of film combines the biggest and the best new releases with classic, foreign language and independent titles.

If you enjoy science and nature, the neighbouring town of Haslemere



has an educational museum hosting exhibitions and events – with a remarkable collection of natural history, human history and geology. The conservation area of Radford Park with its woodland, riverside walks and tranquil mill ponds is less than half a mile away.

There's plenty of greenery, parkland and sports clubs with facilities such as a golf, bowls, football and cricket in the nearby area.

The centre of Liphook also includes regular bus services to Alton and Haslemere. The train station is approximately half a mile south of Flora Place and provides services to London, Portsmouth and Southsea. Just further north, is the pretty Sculpture Park with up to 600 sculptures in ten acres of arboretum and wildlife inhabited water gardens.

You'll be well looked after in Liphook

Flora Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

Flora Place falls just outside of the Liphook Conservation Area and is sensitively and traditionally designed to draw on features from the local range of architectural styles, with materials predominantly made up of brown and red brickwork, hung tiles with some render detailing.

Inside, the stylish reception area offers a welcome to homeowners, friends, and family alike. You'll soon discover the communal lounge. This is the social hub of the community.

From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

Attractive outdoor spaces, including a communal garden to the west of the building, together with a patio area to the east, and extensive tree and hedge planting throughout create a peaceful garden haven.

Every plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues and to provide interest throughout the seasons.

These tended beds surround a wonderful spot for socialising or soaking up some sun during the warmer months.

If you're the green fingered sort, there's a potting shed so you can prepare and care for your own cherished pots and planters.





More for you

Guest Suite^{^#}

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

House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

Pets Welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Mobility scooter charging point[#]

An accessible space available where mobility scooters can be charged.

Parking[#]

Spaces are available for purchase.

Made for living *your way*

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, active community and is built to high standards. Flora Place is no exception.

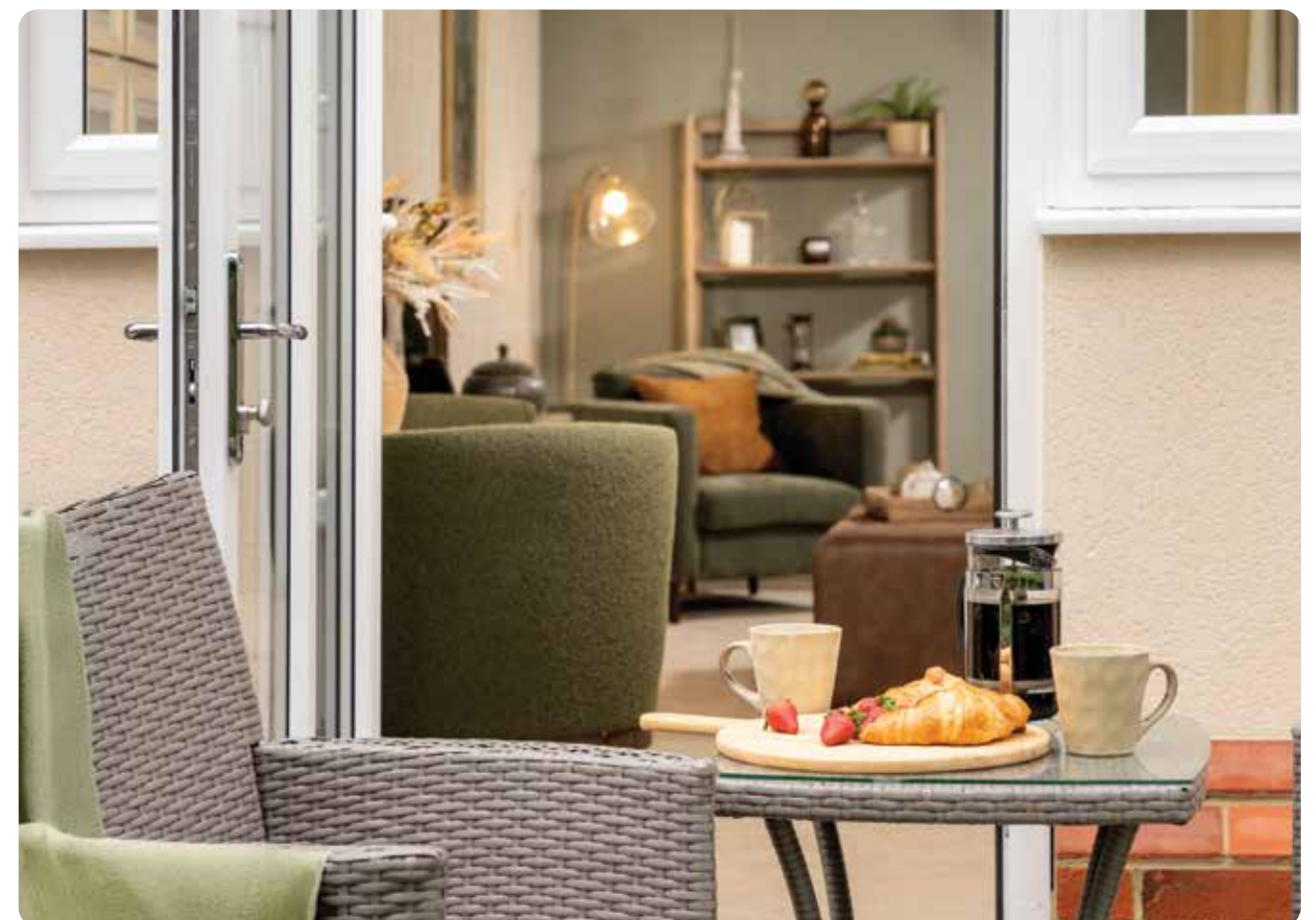
Comprising 39 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing your apartment at Flora Place, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

To help you select the option that's right for you, our friendly Sales Consultant will explain each in greater detail.



Flora Place

Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC- Mobility Scooter Charging
- O - Office
- P - Plant Room

- PS - Potting Shed
- R - Reception
- RA - Roof Access
- RR - Refuse & Recycling
- RV - Roof Void
- S - Store
- - Electric Vehicle Charging

First Floor



Second Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/flora-place

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected apartments
- ▶ Shelf and fitted hanging rail to wardrobe in master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/Sky+ connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ MVHR Kitchen extraction system
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer

Safety and security

- ▶ Door camera entry system
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

Approximate room sizes

One Bedroom



Living
14'6" x 12'6" / 4443mm x 3853mm
Kitchen
10'7" x 8' / 3275mm x 2460mm
Bedroom
17'9" x 9' / 5441mm x 2800mm
Shower
7'2" x 6'4" / 2200mm x 1950mm

Two Bedroom



Living
17'1" x 11'9" / 5218mm x 3610mm
Kitchen
10'7" x 8' / 3275mm x 2451mm
Bedroom One
17'1" x 9'8" / 5218mm x 2980mm
En Suite
7'2" ft x 9'1" / 2200mm x 2774mm
Bedroom Two
13'1" x 9'3" / 4000mm x 2828mm
Shower
7'2" x 5'6" / 2200mm x 1710mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Flora Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Flora Place's web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/flora-place to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

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.

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We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



Rated Excellent



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/flora-place

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