



McCarthy & Stone

— Retirement living to the full —



Artist Impression

Hardwick Grange

Penwortham

Discover retirement living to the full in Penwortham

Cop Lane, Penwortham, Preston, PR1 0AA

Your dream
apartment built
by an award
winning
developer



Welcome to Hardwick Grange

McCarthy & Stone is proud to announce a brand new development of 51 beautiful one and two bedroom retirement apartments in Penwortham.

Designed exclusively for the over 55's, our Retirement Living developments give you the best of both worlds. You have the benefit of owning your own home, free from worries about 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 River Ribble

Join 13 years
of happy
homeowners
when you
buy with
McCarthy & Stone



Award winning customer satisfaction

We're incredibly proud to have been awarded a 5 star rating in customer satisfaction, as voted for by our homeowners via the House 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 the service we provide, and all our developments.



A vibrant
community
in the heart of
Penwortham



The Fleece Inn

The perfect location for Retirement Living

Penwortham is a popular residential town in South Ribble, Lancashire. It is well located to enjoy an active retirement in a vibrant community, with a golf course, Bridge club, open countryside and Hurst Grange Park, arguably one of South Ribble's finest landscapes all on your doorstep. The town centre of Penwortham has all the local amenities homeowners could wish for, including a Post Office, pharmacy, bakery, opticians, hairdressers, florist, travel agency, banks, a variety of restaurants and pubs, and a supermarket.

Our development will be located only 0.2 miles from the centre of Penwortham, just off the A59 linking Preston 2.5 miles to the north, and Ormskirk 16 miles to the south. There is also good access to the Flyde Coast and Southport, 16 and 17.5 miles to the west respectively. On the first Saturday of each month St Teresa's Parish Centre in Penwortham holds a Farmers' Market, where you can find a great selection of locally grown seasonal fruits, vegetables, meats, cheeses and produce, as well as handmade gifts like soaps, perfumes and other natural beauty products.

There are plenty of local attractions close to Penwortham, including Hurst Grange Park, City Church Preston, Turbary Woods Owl and Bird Sanctuary, Lancashire Infantry Museum, and the Ribble Steam Railway to name but a few. Residents will find plenty of things to do to suit any taste or age group, from young grandchildren to friends old and new. There are regular bus services from Penwortham to surrounding towns, villages and cities, including Southport, Ormskirk, Bent Bridge, Preston, Liverpool and Blackpool. There is a bus stop located on Cop Lane, under 400 feet from the development.



Penwortham Cricket Club



Hardwick Grange

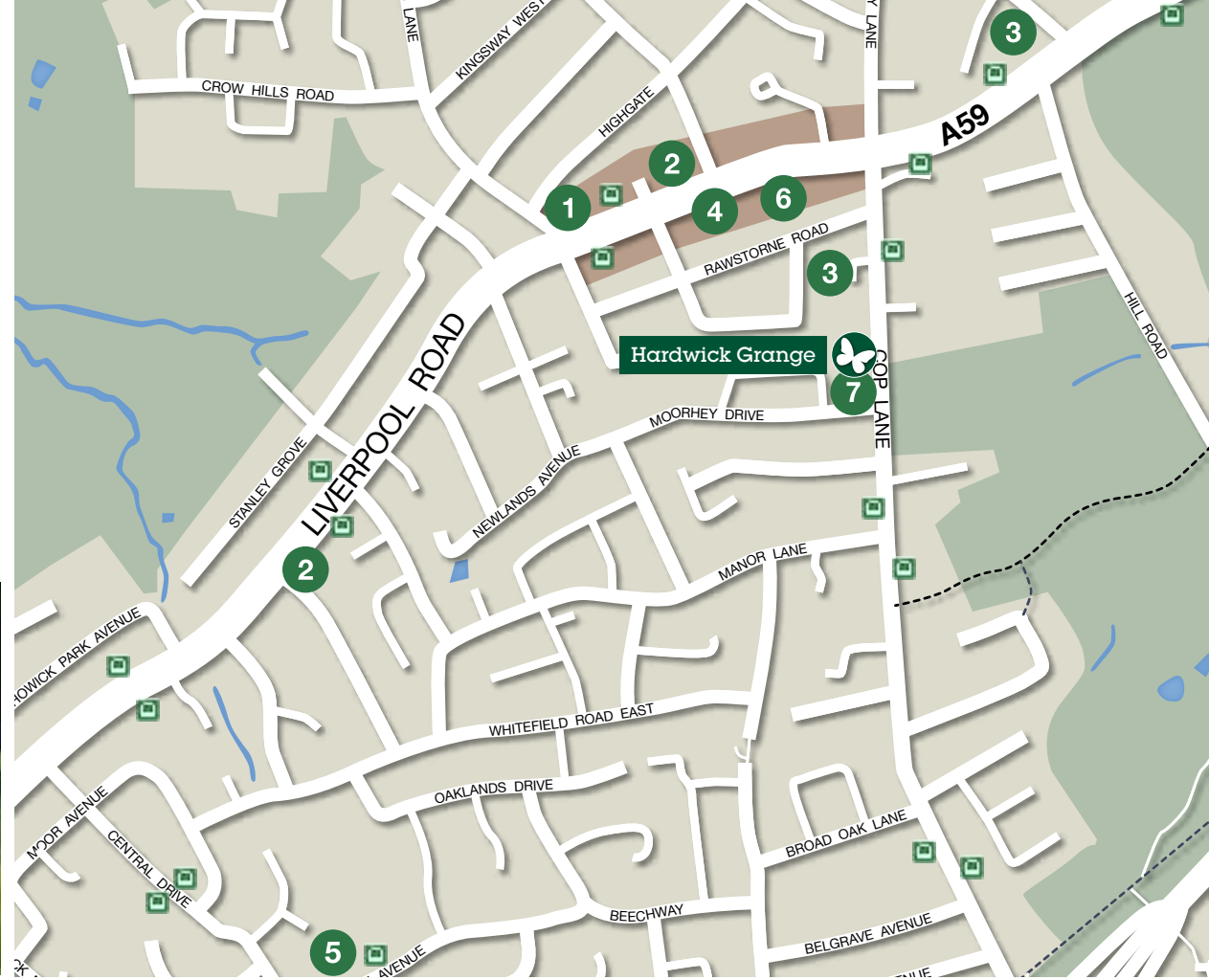
- 1 Bank
- 2 Dentist
- 3 Doctors
- 4 Post Office
- 5 Supermarket
- 6 Chiropodist
- 7 Chiropractor

Key

-  Shopping
-  Amenity
-  Walkway
-  Bus Stop



Penwortham Golf Club



Penwortham Church

Keeping you
close to the
things that really
matter



Ribble River Path

Our developments help 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 House Manager on hand during the day – a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge.



Enjoy more time to socialise with the people you care about





You'll be surrounded by the warmth of friendship



Imagine more time to socialise with new friends and neighbours

Our developments have everything you need to get on with a full and active life. There's a homeowners' lounge and outdoor space, where you can enjoy the company of friends, as well as private car parking on-site[#]. There's even a guest suite^o, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay[#].

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*.

“

I love the space that I've got in my new lounge and I've got my own patio if I want to enjoy some fresh air, or I can meet up with my new friends and sit in the residents' rose garden to catch-up on what's going on – it really is such a lovely place to be.

Mrs Hope Weir - Homeowner, Clifton Mews

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^oExtra charge applies [#]Subject to availability ^{*}Please speak to Sales Executive for more information on our pet policy



Typical Lounge

We do everything we can to help you keep an independent and happy life



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 things 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 raised oven, ceramic hob and integral fridge/freezer. Everything is laid

out to make cooking and cleaning as effortless as possible, and completed with, splashbacks and worktops for a top quality look.

Our luxurious bathrooms are designed to offer both functionality and safety. They all have oversized showers with contemporary tiling and lever taps, which turn on and off effortlessly.

10 year guarantee

For total peace of mind, every apartment comes with a two year warranty for most aspects of the construction, backed up by an NHBC guarantee which covers major structural defects for a further eight years.



All in place

With double glazing, insulation and panel storage heating throughout, your apartment is designed to be energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in.

Safe and secure

Peace of mind also comes from a front door camera entry system, 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, everything is kept 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.

“ *We could personalise the apartment to suit us and create our dream home.* ”
Jack and Brenda Roberts - Homeowners, Kingsman Court

*Subject to Sky Subscription



Typical Bedroom



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



“ *I have settled in very well and I love the friendly atmosphere from staff and neighbours. If you have any problems there is always someone to help. I did use House to Home and it was superb at both ends of the move. I would I definitely recommend Latham Court to my friends as I believe it is an ideal place to live especially when you are getting older as it gives you peace of mind and you make a lot of new friends.*

Kay Fabian - Homeowner

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“ *We were surprised to find how easy it was to settle in. We were delighted to find such a friendly/social crowd of occupants. The location of medical services, dentists and opticians, plus shopping close by, not forgetting the ladies hairdresser. We took advantage of Part Exchange which avoided long waiting periods when houses were not selling. Our process took only weeks from approval to moving in. The offered 'House to Home' removal service proved a god send.*

Mrs Rountree - Homeowner

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“ *The move went very smoothly and I saw it as a new venture in my life. It felt right as soon as I got there. The staff and contractors made me feel welcome and gave me all the help I needed. The building was lovely and the apartment welcoming and spacious... I enjoy the choice of staying in my apartment or meeting friends in the lounge or restaurant.*

Anne Ryder - Homeowner

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With everything designed around you, experience a new level of comfort



Typical Kitchen



Typical Bathroom

The development at a glance

Services

- House Manager who is a friendly face and can provide help and support when it's needed during the day
- 24 hour emergency call system should you need assistance day and night
- Handyman service if you need someone to put up pictures, shelves or hang curtains – we'll give you one hour of time free within your first 30 days of moving into your apartment

Development

- Homeowners' lounge where you can meet up with neighbours, make new friends or watch television or use the free Wi-Fi.
- Landscaped gardens
- Guest suite perfect for when friends and family come to visit#
- Lift to all floors making it easy to get around
- Car parking spaces available#
- Mobility Scooter/Cycle Store#

◇Extra charge applies #Subject to availability

The apartments at a glance

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to keep you warm and help your bills stay low
- Walk in wardrobes to main bedroom so it's easy to keep everything organised
- Juliet balconies & patios to selected apartments
- Lever taps, which turn on and off easily
- Telephone and television point in living room and bedrooms, option to install fibre optic services.
- Sky/Sky+/Sky Q connection points in living room*
- Washer/dryer to all apartments

Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob, laid out to make cooking easier
- Cooker hood to help keep your apartment fresh
- Sink with hard wearing, easy to clean surface

*Subject to Sky Subscription. Specification subject to change, ask Sales Executive for details.

Shower/Bathrooms

- Low profile shower, which is fitted and tiled
- High quality fittings including mirror, electric shaver socket and heated chrome towel rail

Heating and finishes

- Panel storage heating to keep you warm whilst being clean and economical
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Front door camera entry system
- Mains connected smoke detector and intruder alarm to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom so you can access them easily in the dark



“ *Moving has given me a new lease of life.* ”

Mrs Daniele Bruneau, Homeowner



“ *McCarthy & Stone has been so accommodating and has really made the move very easy for us. I really feel like we're part of a community.* ”

Brenda Gande, Homeowner



We can help you make the move

Once you've found the perfect apartment, your move couldn't be in better hands. From then on, you can leave us to plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

There are lots of ways we can make your move as easy as possible. Call us for more information, visit one of our developments to find out more or we'll come to you if that's easier.

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.



Interested in knowing more?

We'd be delighted to keep you up to date on the progress at Hardwick Grange. To ensure you don't miss out please register your interest by calling **0800 201 4106** or visiting **mccarthyandstone.co.uk/hardwick-grange**
Hardwick Grange, Cop Lane, Penwortham, Preston, PR1 0AA