



Discover retirement living to the full
at The Cedars, Malpas





A warm welcome to The Cedars

Exclusively designed for the over 60s, our stunning new development of one and two bedroom retirement apartments is located on Old Hall Street in the affluent village of Malpas.

Here you will enjoy the benefits of living in your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as your neighbours. There's also the added support that comes from having a dedicated House Manager.

Offering everything you need to enjoy an active and independent retirement, these stylish apartments are brought to you by McCarthy & Stone – the only UK developer, of any size or type, to have been awarded the full five-star rating for customer satisfaction by the Home Builders Federation every year since the awards began.





The lifestyle you could be living

You'll feel right at home in your beautiful new apartment in next to no time. It's easy to relax knowing there's a dedicated House Manager on hand during the day – a friendly face who will be around during office hours to provide help and support.

Our House Managers don't just take care of the practicalities of running our developments. Included in their role is to help organise social activities, which our residents are free to get involved in if they wish.

Best of all, 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.

We also look after the beautifully landscaped gardens at The Cedars, meaning you can sit back and enjoy the outside space without having to lift a finger when it comes to their upkeep.



More time to do the things you love

The Cedars has everything you need to get on with enjoying your active and fulfilling retirement lifestyle.

The stunning communal lounge opens out to beautiful landscaped gardens, providing the perfect space to sit back, relax and enjoy your retirement with friends, old and new.

And if you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development's guest suite, which has en suite facilities[^]‡. They will find it's like staying in a hotel, while all you need to worry about is making the most of their company.

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[†].





Designed to make **your** life easier

Step inside one of our new apartments and you'll soon start to wonder why you didn't move years ago. You'll settle quickly into your spacious new home, with plenty of room for your precious belongings.

When family and friends visit you can entertain them in comfort and style in your home, with the communal lounge providing extra space, should you need it. Selected apartments also benefit from patio areas.

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 luxurious shower rooms are designed to offer both functionality and safety. They all have low profile showers, so you can get in and out easily, as well as slip-resistant flooring and lever taps that turn on and off effortlessly.



“ Everything is new, so I don't have to worry about appliances failing or anything else. The underfloor heating is lovely and warm, and we no longer have any maintenance worries to think about. ”

Deborah Hale
Homeowner, Wendover

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 all master bedrooms
- Juliette balconies or patio areas to selected apartments
- Washer/dryer
- Telephone and television point in living room and bedroom
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen
- Integrated fridge/freezer and microwave
- Electric oven at waist-height and ceramic hob with extractor hood
- Stainless steel sink

Shower room

- Fitted shower, tiled with low profile
- En-suite shower rooms to selected apartments
- High quality sanitary fittings

Heating and finishes

- Panel heaters to the bathroom
- Neutral decor 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





What you can expect at The Cedars

Moving to Retirement Living is about embracing a rich and fulfilling lifestyle with more time to spend on the things you really enjoy.

The development

- The communal lounge is the perfect place to entertain visitors, socialise with neighbours or make new friends
- Landscaped gardens for you to enjoy, without having to lift a finger
- Guest suite perfect for when friends and family come to visit[#]
- Lift to all floors
- On-site car parking
- Mobility scooter store and charging room[#]

Services

- A dedicated House Manager, 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 we have teams of professional tradespeople you can call upon. As part of your moving package, we'll provide one hour's service within your first 30 days of moving

[#]Extra charge applies. [#]Subject to availability.

Our stunning properties are built to high standards

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 and insulation, 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 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. There's also an intruder alarm and a 24-hour emergency call system, giving access to 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 at home is left safe and secure.

Put your own stamp on your apartment

Throughout the apartment the decor is light and neutral – a blank canvas, so that whatever your taste in furniture and furnishings, everything is sure to co-ordinate beautifully. You'll have plenty of scope to make your apartment your own by incorporating your own personal touches.



“Our House Manager Kerry is a real superstar. She's always there to help straight away, no matter how big or small the issue is. It is so comforting to have somebody there who you know you can rely on. She makes life so easy for us.”

Mr and Mrs Clarke
Homeowners, Walsall





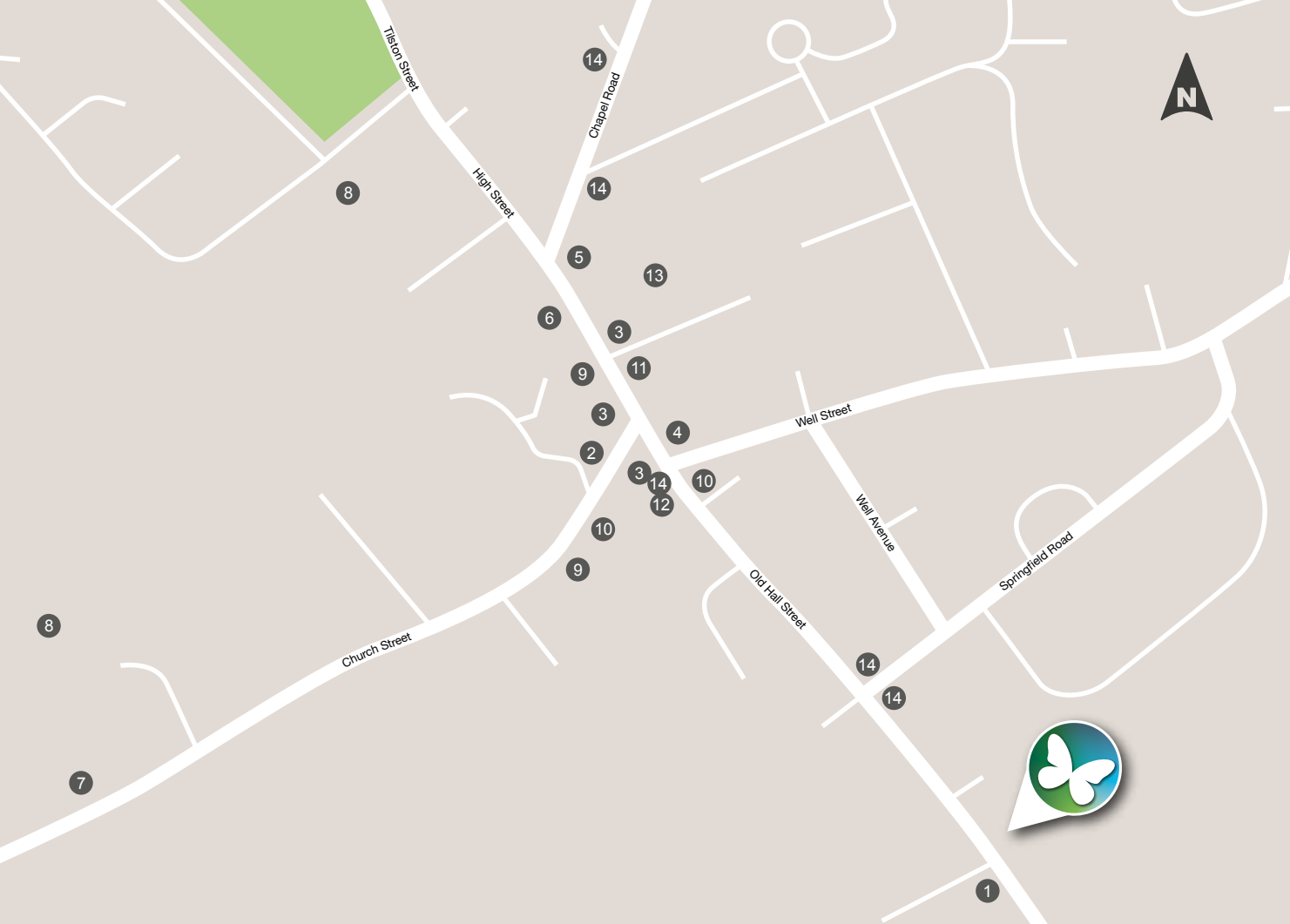
A vibrant community with amenities close by

The perfect location to live your retirement to the full

If you are looking for an active retirement or simply a beautiful apartment in one of Cheshire's most desirable postcodes, it would be hard to find a better all-round choice than the affluent village of Malpas.

Located just 15 miles south of the historic city of Chester, Malpas is renowned for its charm and warm hospitality. It offers an exclusive selection of tearooms and restaurants, a variety of boutiques and a range of independent shops all creating a unique sense of character.

Lovers of the outdoors can take delight in the stunning countryside walks. Malpas offers all the facilities you may look for on a regular basis when you retire: supermarkets, banks and pharmacies. In a convenient location, The Cedars allows easy access to all that is available.



Malpas Bowling Club



St Oswald Church



The Cedars, Malpas

- | | | |
|---------------------|----------------------|--------------|
| 1 Surgery | 7 Sports Centre | 13 Opticians |
| 2 Bank | 8 Bowling Club | 14 Bus Stop |
| 3 Eatery | 9 Hairdressers/Salon | |
| 4 Convenience Store | 10 Bar/Public House | |
| 5 Post Office | 11 Bakery | |
| 6 Café | 12 Pharmacy | |



Surrounding Countryside



We'll be there every step of the way

If you choose to buy a property, you can benefit from our Part Exchange or Smooth Move service. We can even help towards estate agent fees and legal services, and provide a specialist removals service.

Of course, you might be happy to sell your old home on the open market. But it's worth noting that whatever the value of the property you're leaving – be it more, less or equal to that of your new apartment – if you choose our Part Exchange scheme you won't need to find a buyer. You just decide what's best for you.

If you'd prefer to rent your new home, please ask how we can support you in making your move.

Smooth Move

Our Smooth Move makes the whole moving process easier for you and helps you feel instantly at home in your new apartment. You couldn't be in better hands.

Leave all the lifting and carrying to us. Our team of specialist removers can help you declutter, pack up your belongings and take them to your new apartment before carefully unpacking them again.

We can even hang your pictures and mirrors, put up shelving and do any other small tasks that'll soon have your new apartment feeling like home.

As well as our free specialist removals service, Smooth Move also offers you:

- £2,500 towards your estate agent fees; and
- £1,000 towards legal fees.

Part Exchange

If you're looking for the quickest, most straightforward route into your new McCarthy & Stone apartment, our Part Exchange service might be the answer. You effectively gain a cash buyer, removing the risk of problems with property chains. You won't need an estate agent either, so you will save money on fees.

While Part Exchange can speed up the whole moving process, we still appreciate that you won't want to feel rushed into getting everything done on moving day. That's why we give you access to your old property for up to a fortnight after the sale completes.

Of course, we can't guarantee you won't get a better price for your property on the open market. But many customers say the time, expense and hassle they save with Part Exchange makes it the better option for them.

For both Smooth Move and Part Exchange, terms and conditions apply. Offers may change, are correct at time of print and are only valid if you buy your new home. For more information and full terms and conditions, please visit mccarthyandstone.co.uk/how-we-help



“The McCarthy & Stone sales team made my purchase and move smooth and trouble free. Their continuous support throughout a very stressful period left me with a smile on my face and a certainty that I had made the right move.”

William Burgess
Homeowner, Biggleswade





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 House Builders Federation (HBF) survey.

We are delighted that so many of our residents 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.

What's more, almost 90% of our residents say that moving to a McCarthy & Stone development has improved their quality of life*.

It's nice to know that we're getting it right for the people who really matter.



*HBF New Homes Survey – based on 4,222 residents who moved into a McCarthy & Stone development since October 2015.

Notes...

Find out more

For more information please
call **0800 201 4106** or visit
mccarthyandstone.co.uk/the-cedars



McCarthy & Stone

— Retirement living to the full —

We'll help you find your perfect retirement apartment.

The Cedars, Old Hall Street, Malpas, SY14 8NE

A large print version of this brochure is available on request

Call us on **0800 201 4106** to find out more
or visit **mccarthyandstone.co.uk/the-cedars**

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification 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. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, Aspen House, Wykeham Road, Northminster Business Park, York, YO26 6QW.

August 2020

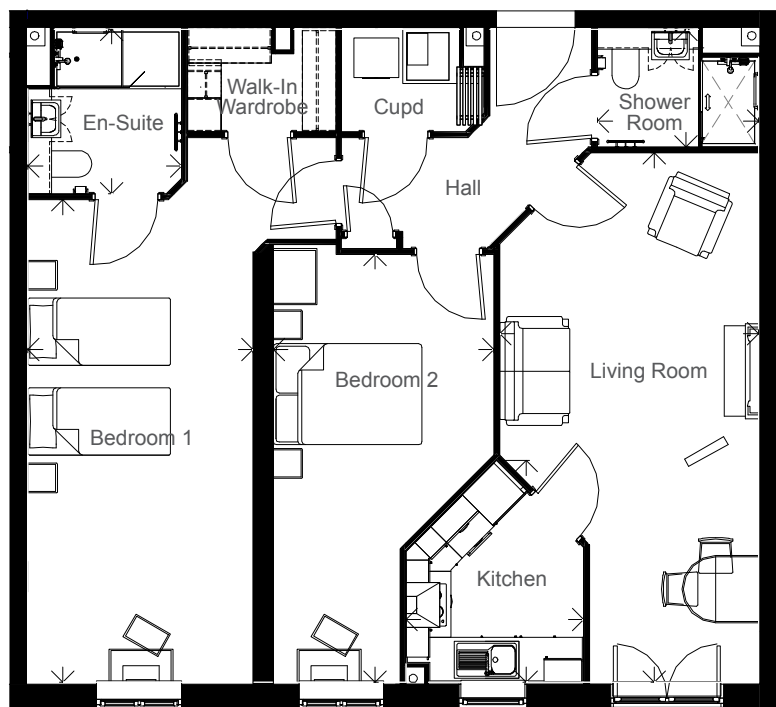




Development overview and typical apartment plans

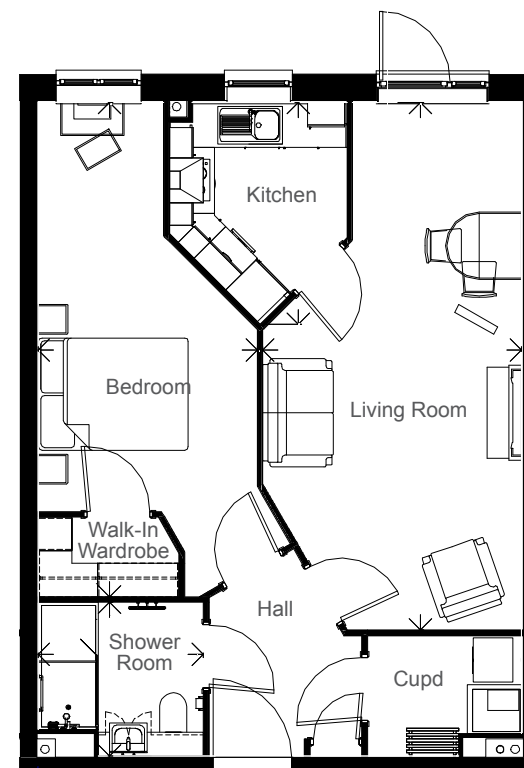
The Cedars, Malpas

Typical two bedroom apartment



Living (Max)	23' - 2" x 11' - 4"	7073mm x 3457mm
Kitchen (Max)	9' - 8" x 7' 9"	2963mm x 2373mm
Shower (Max)	7' - 1" x 5' - 2"	2147mm x 1575mm
Shower (Max)	7' - 3" x 6' - 9"	2200mm x 2050mm
Bedroom 1 (Max)	21' - 2" x 9' - 10"	6448mm x 3008mm
Bedroom 2 (Max)	18' - 9" x 9' - 8"	5719mm x 2949mm

Typical one bedroom apartment



Living (Max)	23' - 1" x 11' - 4"	7043mm x 3457mm
Kitchen (Max)	9' - 8" x 7' - 9"	2963mm x 2373mm
Shower (Max)	7' - 3" x 6' - 9"	2200mm x 2050mm
Bedroom (Max)	21' - 8" x 9' - 7"	6598mm x 2921mm

Call us on **0800 201 4106** to find out more
or visit **mccarthyandstone.co.uk/the-cedars**

See individual apartment plans for specific details. 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 mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

Correct at time of print August 2020



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Exclusively designed for the over 60s, our stunning new development of one and two bedroom retirement apartments is located on Old Hall Street in the picturesque village of Malpas.

Located just 15 miles south of the historic city of Chester, Malpas is renowned for its charm and warm hospitality. It offers an exclusive selection of tearooms and restaurants, a variety of boutiques and a range of independent shops all creating a unique sense of character.

As this development is proving popular, you can find the most up-to-date information on the availability of individual apartments on our website. To find out more, please visit mccarthyandstone.co.uk/the-cedars

Development Overview

Ground Floor



First Floor



- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Communal Areas
- Staff Areas
- Roof Area

- GS - Guest Suite
- L - Lift
- MSS - Mobility Scooter Store
- O - Office
- P - Plant Room
- R - Refuse
- S - Store
- St - Stairwell
- SS - Sub Station
- T - Communal Toilet
- SOLD - Reserved,
Sold Subject to Contract
or Completed Sale