



# *Eastry Place*

## Canterbury

**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. Plus a little more help and support, from the on-site team if and when you need it.

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# Live life your way

## with Retirement Living Plus

Eastry Place is ideal if you want to continue living independently in your own home, but with the peace of mind of knowing that you can benefit from a tailor-made care and support package if required<sup>^</sup>.

When family and friends come to stay, you'll have all the fun of entertaining without having to cook a thing, or wash the pots afterwards – thanks to our chef-run, subsidised, bistro restaurant<sup>^</sup>.

There's also a hotel-style Guest Suite<sup>^</sup>. Family and friends are welcome to stay over - without you having the hassle of making up the spare bed.

You will also benefit from some light cleaning support each week within your home, which is included in the service charge.

We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship<sup>^</sup>.



# Help and support

from our own, dedicated team

In addition to taking care of the day-to-day running of the development, we're passionate about providing additional support to you. We're here to assist with your everyday needs; happy to help make your life that little bit easier without ever intruding on your privacy.

The personal care packages and lifestyle services provided are flexible and tailored to your specific needs. We will work with you to decide what level of care and support is right for you. And you can adjust your package, so you only ever pay for what you use.

This could prove a more flexible and affordable option than a traditional care home setting.

It's comforting to know that all our support and personal care services are regulated by the Care Quality Commission in England.

Copies of the latest CQC reports are available online. We thoroughly screen our staff, and invest in their training to ensure they have all the skills they need to provide you with a fantastic service.



## Our support packages

Your new home will offer a range of flexible services, so you can have as little or as much support as you need.

### Domestic assistance

You can enjoy one hour per week of light domestic assistance, as part of your service charge.

### Staff on-site 24/7

There's the added reassurance of help at hand with a CQC regulated manager and a team available 24/7.

### Personal support<sup>^</sup>

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

### Lifestyle support<sup>^</sup>

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

The team can also help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

### Laundry service<sup>^</sup>

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



<sup>^</sup>Extra charges apply.

# Canterbury

Modern living in a cathedral city



- |                     |                                |  |
|---------------------|--------------------------------|--|
| 1 Vets              | 8 Whitefriars Shopping Centre  | 13 Post Office                         |
| 2 The Ivy Brasserie | 9 Dane John Gardens            | 14 Côte Brasserie                      |
| 3 Sports Centre     | 10 St Augustine's Abbey        | 15 The Beaney House of Art & Knowledge |
| 4 Doctors           | 11 The Corner House Restaurant | 16 Canterbury Cathedral                |
| 5 Waitrose          | 12 Dentist                     | 17 Tesco Express                       |
| 6 Boots             |                                | ● Bus stop                             |
| 7 Old City Bar      |                                |  |



Eastry Place is ideally located to get the most out of this impressive city and surrounding area.

For everyday essentials you can walk to Tesco or Waitrose – both just 0.1 mile from the development – or opt for Sainsbury's within a mile.

A short walk to the centre offers a wealth of shopping options, from high street favourites to quirkier independents. Castle Quarter offers a vibrant feel, boutiques and secret gardens. There's a huge choice of eateries, from cosy cafés to Michelin-starred restaurants. The foodie quarter (St Dunstan's) boasts several restaurants, bars and real ale pubs. Here you'll find The Goods Shed, which combines a farmers market, food hall and restaurant.

### Live life your way

Culturally rich, the city has three theatres. Marlowe Theatre is one of the country's leading playhouses. A short drive will take you to the Gulbenkian Arts Centre, with its stage, cinema and bar. Canterbury also hosts an annual arts festival.

You are never more than five minutes' walk away from green space within the city; a visit to Westgate Gardens adds the option of a punt on the river too.

Short drives take you to Goodnestone Park, a stately home and gardens in nearby Dover, Blean Woods, a wonderful place for a quiet woodland walk, and the Kent Downs, just 13 miles away.

Canterbury is conveniently located for day trips to the coast (Whitstable is a 20-minute drive) and longer outings to Paris via the Eurostar.

Trains can connect you to London St Pancras in 55 minutes and to Margate and Dover in around 30 minutes. A bus stop outside the development links you to Hythe, Dover and Deal. The M2 and M20 are close by.

### You'll be well looked after in Canterbury

Designed with the over 70s in mind, Eastry Place is built to high standards and is an ideal place to live life your way.

# Designed

with you in mind

As befitting a development located in a city steeped in history, every detail of Eastry Place is beautifully considered.

The Georgian style buildings in red and cream brickwork with pitched roofs are a complement to the traditional character of the town. The addition of white window frames and stone lintels throughout creates an elegant finish. Perfectly tended beds and borders that surround the development complete the picture.

Walk inside the entrance and you'll discover a light and airy reception lobby, which offers a warm welcome to homeowners, friends and family.

From here you will discover the social hub of the development, a stylish communal lounge annexed by a wonderful bistro restaurant<sup>^</sup> which serves drinks, light snacks, and a delicious seasonally inspired menu every day.

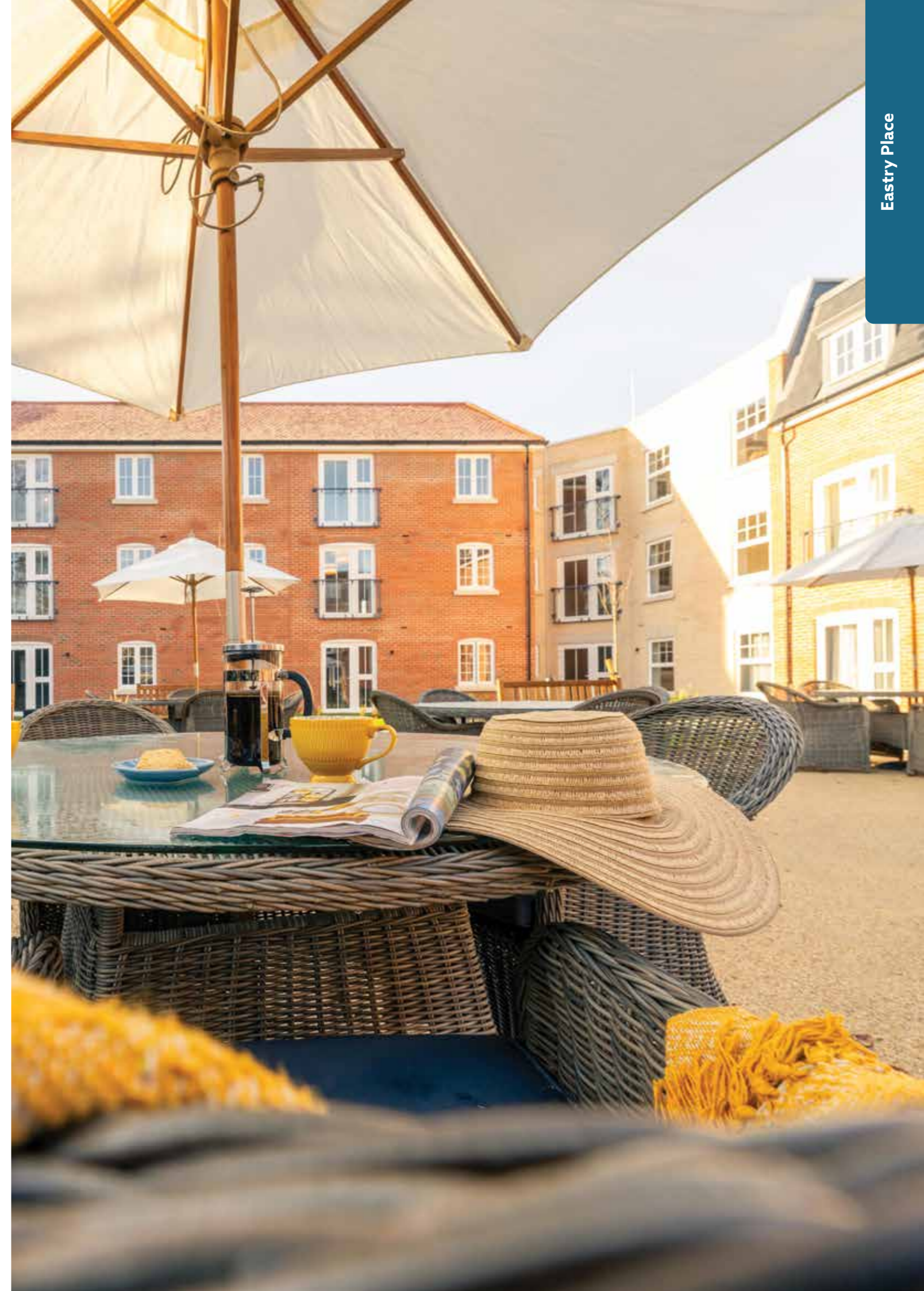
These elegant spaces are where our community can spend time together. From a catch-up over coffee in the

morning to an evening gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Exit through the patio doors to find a paved seating area. It's a wonderful spot for socialising or soaking up some sun during the warmer months. From here you can join a natural stone courtyard with wooden benches and an eye-catching pergola — a great spot to enjoy the gardens on either side.

Created for all-year interest, every plant, shrub and tree carefully selected for their vibrant colours or subtle hues. What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We look after all the outside spaces for you.

From here you can choose to explore additional planting that wraps around the side of the building via wide pathways, created to accommodate walking and mobility scooters alike.





# More for you

## Estate Manager

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

## Bistro on-site

If you don't feel like cooking, the subsidised bistro restaurant provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tipple.

The cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.

## Wellness Suite<sup>^</sup>

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment station.

## Guest Suite<sup>^#</sup>

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

## Parking<sup>#</sup>

Spaces are available for purchase.



<sup>^</sup>Extra charges apply. <sup>#</sup>Subject to availability.



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. Eastry Place is no exception.

Comprising 50 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 you're ready to buy your apartment at Eastry Place, we will 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 service that's right for you, our friendly Sales Consultant will explain each in greater detail



\*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details.

# Eastry Place

Ground Floor



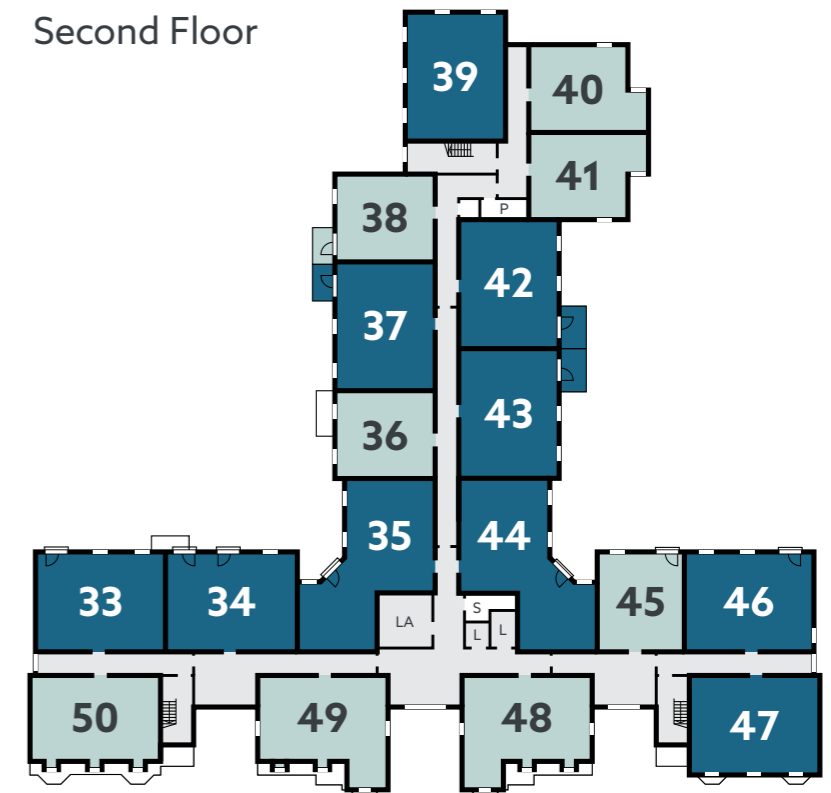
- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- LA - Laundry Room
- MSC - Mobility Scooter Charging
- P - Plant Room
- RR - Refuse & Recycling
- S - Store
- SA - Salon
- SR - Staff Room

First Floor



Second Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit [mccarthystone.co.uk/eastry-place](http://mccarthystone.co.uk/eastry-place)

# Your new home

## in detail

### General

- ▶ Double glazing to all windows
- ▶ Balcony, Juliet 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
- ▶ NHBC 10-year warranty

### Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and splashback
- ▶ Lever mixer taps

### Heating and finishes

- ▶ Electric panel heaters
- ▶ 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

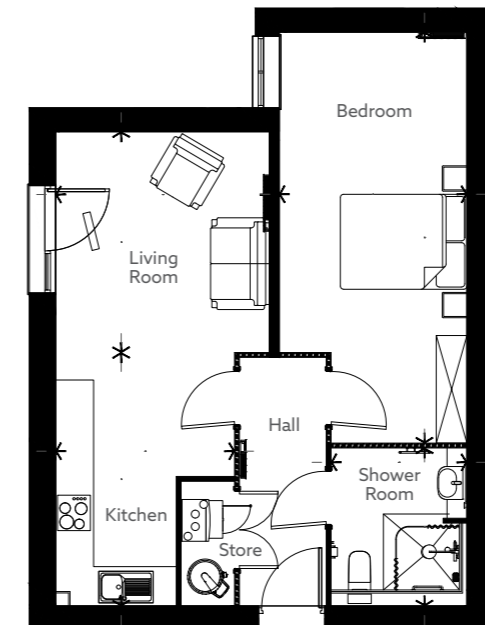
### Safety and security

- ▶ Door camera entry system which is linked to your own TV
- ▶ 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

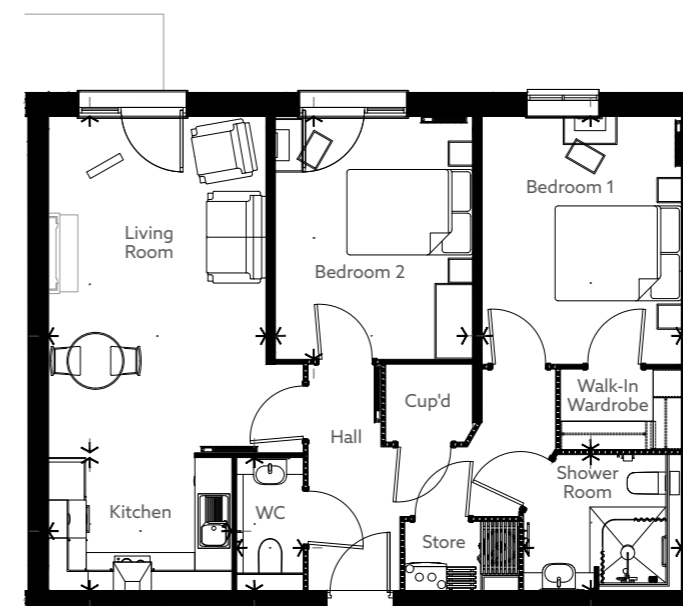
Approximate room sizes

### One Bedroom



Living Room
3490mm x 3389mm / 11'5" x 11'1"
Kitchen
2828mm x 4005mm / 9'3" x 13'2"
Bedroom
6496mm x 2966mm / 21'4" x 9'9"
Shower Room
2147mm x 2497mm / 7'1" x 8'2"

### Two Bedroom



Living Room
5271mm x 3152mm / 17'4" x 10'4"
Kitchen
2497mm x 2147mm / 8'2" x 7'1"
Shower Room
2903mm x 2100mm / 9'6" x 6'11"
Bedroom One
5318mm x 3443mm / 17'5" x 11'4"
Bedroom Two
3843mm x 3032mm / 12'7" x 9'11"

# The service charge explained

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

When you consider the services available at Eastry 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.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

## 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

At Eastry Place, the service charge also covers the bistro's running costs, the 24/7 team and an hour of light domestic assistance per week.

More information on this can be found in the service charge section on Eastry 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 benefit of everyone.

**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 [mccarthy-stone.co.uk/eastry-place](https://mccarthy-stone.co.uk/eastry-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.



"There are a whole host of reasons that make living here a dream come true, but what stands out for me, is the friendly on-site support. The team are incredibly helpful and always go above and beyond to check in with me. They also offer tailored care packages to suit individual needs, which has given my family and I great peace of mind."

*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.

April 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



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, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/eastry-place](https://mccarthystone.co.uk/eastry-place)

Eastry Place, 35-41 New Dover Road,  
Canterbury, Kent CT1 3AT

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