



Discover retirement living to the full at Mill Gardens, Quorn





A warm welcome to Mill Gardens

Exclusively designed for the over 60s, our stunning new collection of one and two bedroom bungalows is ideally located just off the Loughborough Road, Quorn. Along side the 12 bungalows, there will also be our development of stylish one and two bedroom apartments, called Farnham House.

At Mill Gardens you can enjoy the benefits of enjoying your own home in a gated community with like-minded retirees as your neighbours.

There's also the added peace of mind that these stylish properties are brought to you by McCarthy & Stone – the only house builder to win the Home Builders Federation 5-star award for customer satisfaction every year since the awards began.





Enjoying life in your new home

You'll feel right at home in your beautiful new bungalow in next to no time. 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 Mill Gardens[^], meaning you can sit back and enjoy the outside space without having to lift a finger when it comes to the maintenance and upkeep of this outside space.





Designed to make **your** life easier

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

When family and friends visit you can entertain them in the comfort and style of your home.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of integrated appliances, including a waist-height oven, ceramic hob 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 tiled flooring and lever taps that turn on and off effortlessly.



Your new bungalow in detail

General

- NHBC 10 year warranty allows you to buy with confidence
- Double glazing to keep you warm and help reduce your bills
- Walk-in wardrobe or fitted wardrobe to the master bedrooms
- Patio to all bungalows
- Telephone and television point in living room and bedroom
- Sky/Sky+ connection point in living room

Kitchen

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

Shower room

- Fitted shower, tiled with low profile shower tray

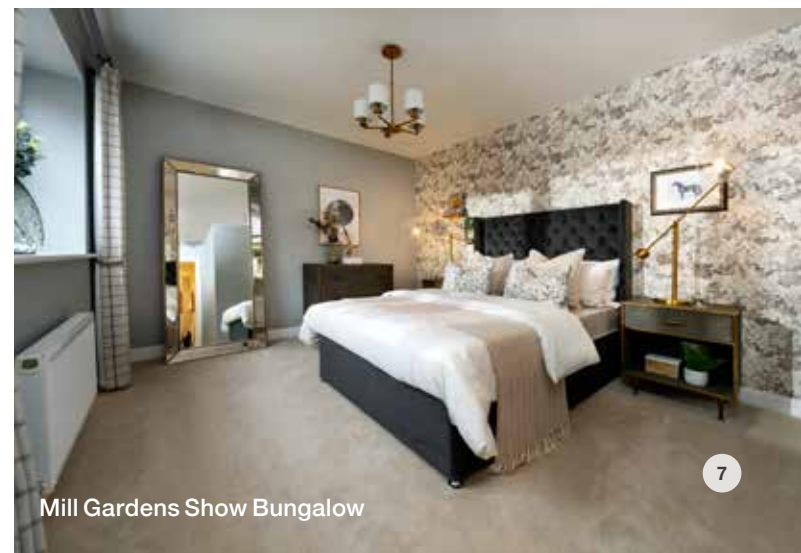
- En-suite shower rooms to selected master bedrooms
- High quality sanitary fittings

Heating and finishes

- Gas central heating
- 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

- Smoke detector





Our stunning properties are built to high standards

10 year warranty

As a registered builder with the NHBC, all new McCarthy & Stone properties come with a 10 year NHBC Warranty.

All in place

With double glazing and insulation, your bungalow 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.

Put your own stamp on your new home

Throughout all our properties 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 property 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
Resident, Walsall





A vibrant community in Quorn

The perfect location to live your retirement to the full

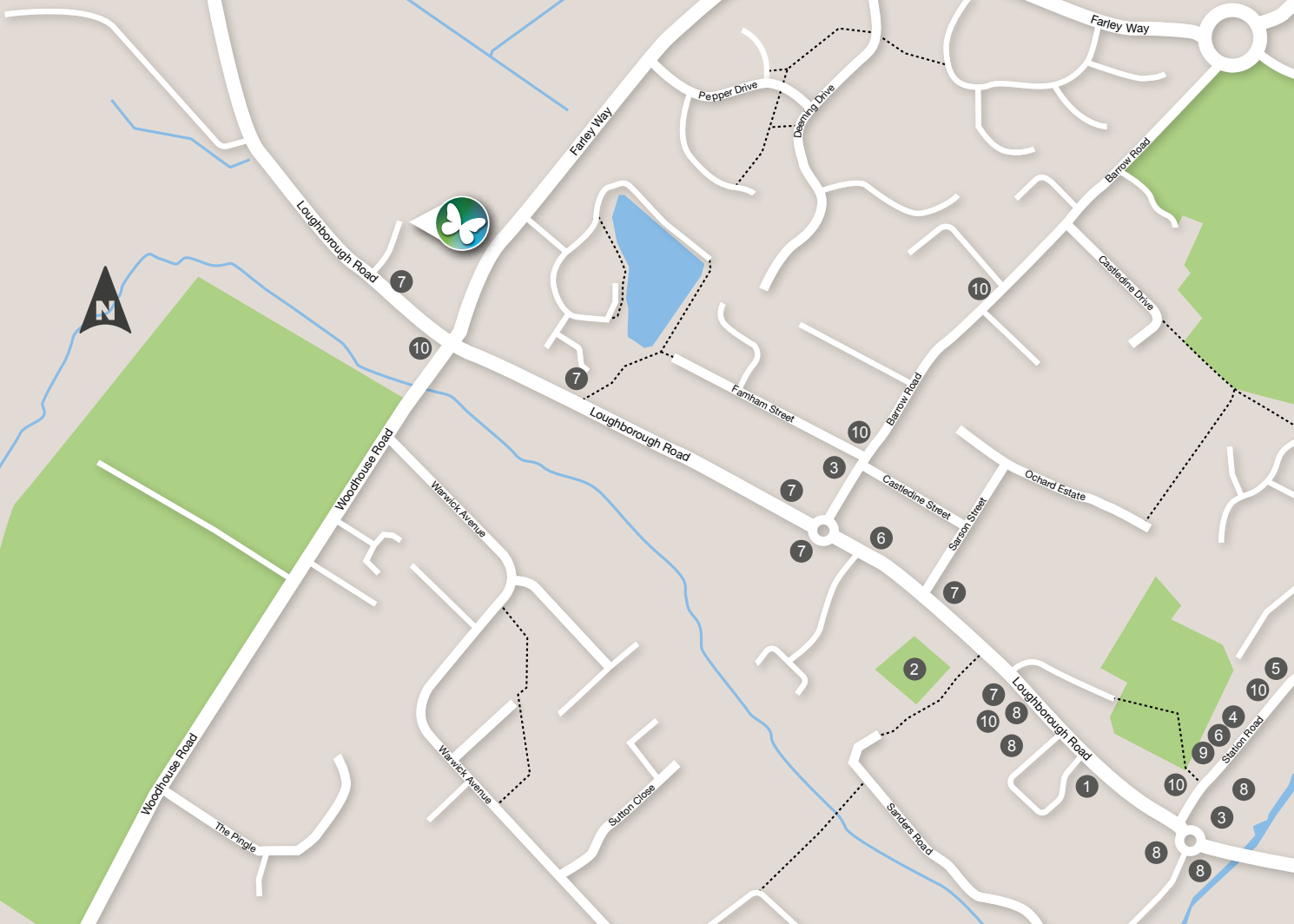
Quorn is a large village in Leicestershire, just 10 miles north of Leicester and 3 miles south of Loughborough. Set in the heart of the Charnwood Forest, Quorn is a quiet and scenic spot, making it the ideal location for our latest McCarthy & Stone Retirement Living development.

Quorn is a quaint country village boasting a mix of heritage homes and large green parks.

With its vintage charm and modern amenities, it's a great place to live with many seasonal events giving the town a real community spirit.

Summer is really the season when the whole place comes alive, with arts and crafts fairs popping up at the village hall, and an open-air theatre and music concerts held at the 18th-century Quorn Grange Hotel.

All your daily necessities are within easy reach, with a Co-op store just down the road and the village centre just 0.3 miles away. In Quorn, there's a local convenience store, post office, chemist, optician, hairdresser and eateries, as well as a medical centre and library.



Mill Gardens

- 1 Opticians
- 2 Bowling Green
- 3 Doctors
- 4 Pharmacy
- 5 Post Office
- 6 Supermarket
- 7 Bus Stop
- 8 Public House / Restaurant
- 9 Dentist
- 10 Hairdresser





Help with your move and with your costs

Once you've found your perfect location, we continue to support you with our Smooth Move and Part Exchange services. 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 property – if you choose our Part Exchange scheme you won't need to find a buyer. You just decide what's best for you.

Smooth Move

Our Smooth Move makes the whole moving process easier for you and helps you feel instantly at home in your new property. 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 property 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 straight forward route into your new McCarthy & Stone property, 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 and are correct at time of print. For more information and full terms and conditions, please visit mccarthyandstone.co.uk/how-we-help



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William Burgess
Resident, 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 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 all our developments and the service we provide.

What's more, almost 90% of our homeowners 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.





McCarthy & Stone

— Retirement living to the full —

We'll help you find your perfect new home.

Mill Gardens, Loughborough Road Quorn, LE12 8DU

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

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 property. No responsibility can be accepted for any mis-statement in this brochure, 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. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Ltd, Orion House, Orion Way, Kettering, NN15 6PE.

January 2021





Discover retirement living to the full
at Farnham House, Quorn


McCarthy & Stone





A warm welcome to Farnham House

Exclusively designed for the over 60s, our stunning new development of one and two bedroom retirement apartments is located on Loughborough Road in the picturesque village of Quorn.

Here you will enjoy the benefits of living in your 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 house builder to win the Home Builder's Federation 5-star award for customer satisfaction every year since the awards began.





Take the stress out of being a homeowner

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. They also help organise social activities, which our residents are free to get involved in if they wish.

Best of all, owning 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 Farnham House, 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

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

The stunning social 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 Juliette balconies or 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, and integrated fridge/freezer. Everything is designed to make cooking and cleaning as effortless as possible.

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



Typical Lounge

“ Everything is new, so I don't have to worry about appliances failing or anything else. 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 apartments
- Walk-out, 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 with high gloss finish
- Integrated fridge/freezer
- Electric oven at waist-height and ceramic hob with extractor hood
- Anthracite sink

Shower room

- Fitted shower, tiled
- En-suite shower rooms to certain bedrooms
- Heated Towel Rail
- High quality sanitary fittings

Heating and finishes

- Panel heaters
- 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
- 24 hour emergency call system, should you need assistance day or night



Typical Kitchen



Typical Bedroom



What you can expect at Farnham House

Moving to Retirement Living is about far more than buying a new property – it's also 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 is available to purchase^{#^}
- 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 a handyman you can call upon. As part of your moving package, we'll provide two hour's service within your first 30 days of moving

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

Our stunning apartments 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 your connection once 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.



Registered builder



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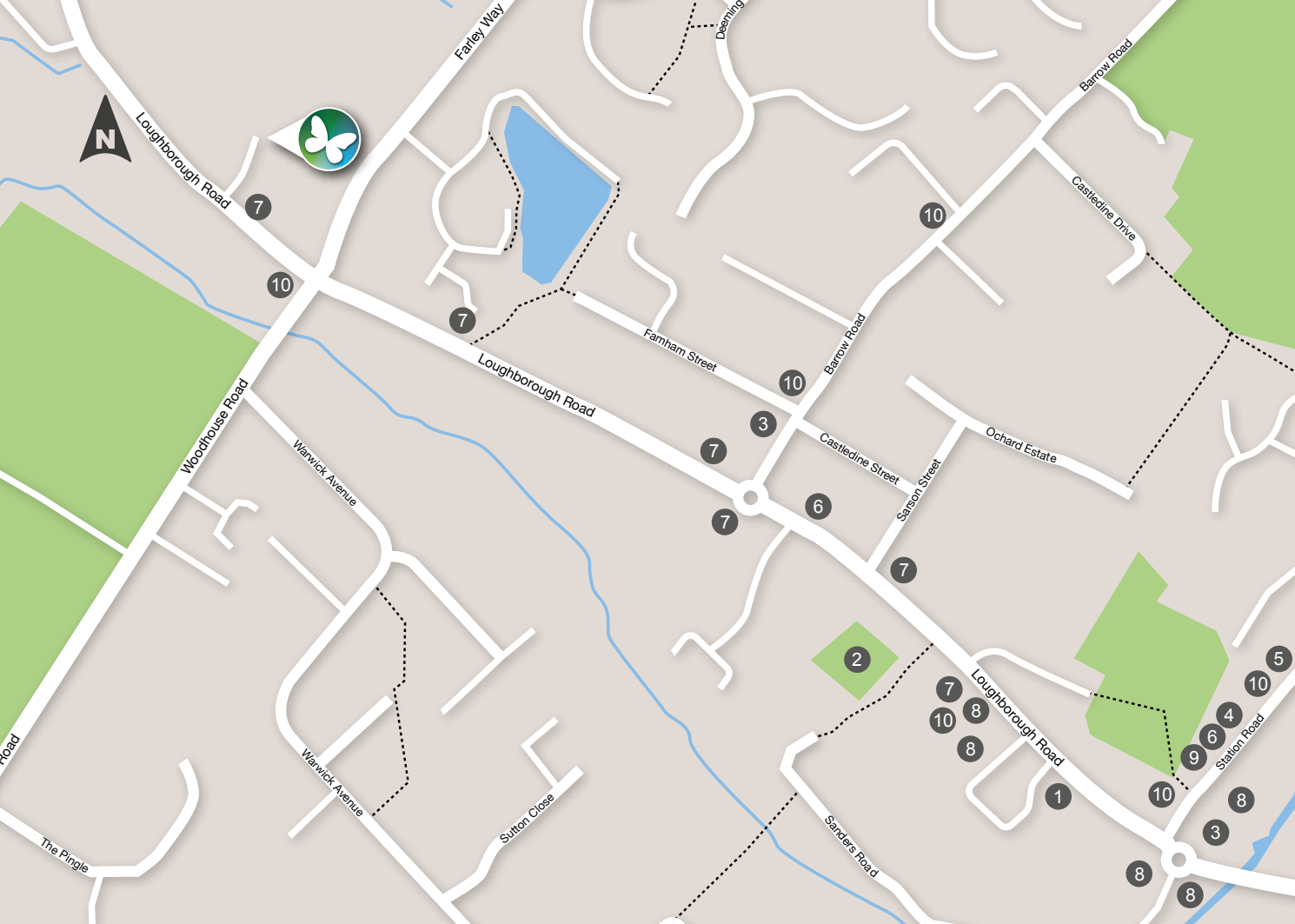
A vibrant community with amenities close by

The perfect location to live your retirement to the full

Our new development in Quorn will feature 27 one and 21 two bedroom apartments exclusively available for the over 60s, along with a selection of bungalows (see separate brochure).

McCarthy & Stone properties encourage a close-knit community feel, with communal spaces such as landscaped gardens and the social lounge. Plus, with only 48 apartments in the complex, you'll be able to get to know your neighbours. We ensure the safety and security of all our residents, with intruder alarms fitted in every apartment, a camera entry system and on-site House Manager. Each property will be fitted with smoke detectors, and there'll also be lift access to every floor. Residents will have peace of mind in their homes thanks to our 24-hour call system.

At the Farnham House complex every resident will enjoy access to the whole complex, including the social lounge, landscaped gardens, and the additional guest suite in which visitors can spend the night. The development is located within easy access of the local village centre of Quorn, and three miles from Loughborough. Quorn and Woodhouse Railway Station is a preserved heritage station and is only 0.8 miles away. From here you can travel to nearby Leicester and beyond.



Mill Gardens

- | | |
|-----------------|-----------------------------|
| 1 Opticians | 7 Bus Stop |
| 2 Bowling Green | 8 Public House / Restaurant |
| 3 Doctors | 9 Dentist |
| 4 Pharmacy | 10 Hairdresser |
| 5 Post Office | |
| 6 Supermarket | |





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Farnham House, Loughborough Road, Quorn, Leicestershire, LE12 8DU

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