

Westwood Manor

Beverley



Artists impression

McCARTHY STONE
Life, well lived

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Welcome

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Stylish living in a historic market town.

Surrounded by countryside and pastureland, this charming East Yorkshire town has much to offer. Proud heritage. Great shopping. Striking architecture. Plenty to see and do. Beverley would be a delightful place to call home.

Find your happy place in Beverley.

Tucked away along a tree lined road and just half a mile from the centre of town is Westwood Manor, named after the vast green open space that borders its land. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



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Live life your way.

Westwood Manor is conveniently located. It's a five-minute drive to Asda or Tesco Superstore. High street brands and quirky independents line the pedestrianised main shopping street in the town's centre (0.6 miles), which links two squares with busy markets on Wednesdays and Saturdays. Flemingate shopping centre offers further shopping and leisure facilities a mile from the development.

Beverley has an impressive range of restaurants plus great pubs – some dating back to the 18th century. As you explore the town, you'll discover a mix of architectural styles from Victorian to Tudor. Beverley Minster, a famous landmark, was built in 1420. With a playhouse and cinema, Beverley is a cultural hub and hosts many festivals, including a famous annual folk festival.

There are many options for days out. You can choose to stroll in stunning pastureland next door to the development, or along the canal side at Beverley Beck. A half hour drive

takes you to the seaside town of Hornsea or further up the coast to Bridlington or Scarborough. You can also enjoy a day at Beverley Racecourse (1.2 miles).

If you like to keep active, the Yorkshire Wolds are on your doorstep, with walking and cycling trails connecting Beverley to York. The North Yorkshire Moors are an hour's drive. The beautiful East Yorkshire coast is within easy reach too. East Riding Leisure (6-minute drive) has a gym, swimming pool and activity classes.

Beverley train station (1 mile) links you to coastal towns and Hull, for onward travel to York. By car, the 1079A connects you to York (50 minutes) and Hull (20 minutes). The A165 takes you to the Yorkshire coast from Bridlington to Scarborough. Your nearest bus stop (0.2 miles) connects you to Woodmansey and Hull. Leeds airport takes 1 hour 40 mins by car.



WESTWOOD MANOR

McS Westwood Manor,
4 Langholm Close, Beverley HU17 7DH

MAP KEY

- 1 Asda
- 2 M&S Simply Food
- 3 Tesco
- 4 Beverley Bus Station
- 5 Beverley Train Station
- 6 Bank/Building Society
- 7 Saturday Market
- 8 Opticians
- 9 Bakers
- 10 Grocers
- 11 Fishmongers
- 12 Chemist
- 13 Chiropractors
- 14 Beverley Library
- 15 Beverley Minster
- 16 Flemingate Shopping Centre
- 17 Bus Stop
- 18 Health Centre/Doctors

McS

BEVERLEY TOWN
CRICKET CLUB
& RECREATION CLUB

BEVERLEY
RACECOURSE

BEVERLEY
WESTWOOD



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Stylish design, inside and out.

As you approach Westwood Manor, you'll immediately appreciate the thoughtful design of the exterior. The pale and red coloured brickwork with pitched slate roofing complement the traditional character of the town.

This thoughtful approach continues through into the reception, which offers a warm welcome to homeowners, friends and family members alike. From here you'll discover the social hub of the development, a stylish communal lounge annexed by a wonderful bistro restaurant 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.

From the bistro, exit through patio doors to find yourself on a large, paved terrace. With lots of seating, it's a wonderful spot for socialising or soaking up some sun during the warmer months.

From here you can admire the wonderfully landscaped garden. Each plant, shrub and tree has been 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. However, there's a potting shed and planters for anyone wanting to cultivate and grow their own plants and vegetables.

Making your way to the rear of the development via wide pathways, created to accommodate walking and mobility scooters alike, you'll discover a garden route adjoined by mature trees and pastureland. There's another seating area here to enjoy the finer weather and birdlife and slightly further along the path, there's a wooden gazebo with seating, offering shade for sunny days.





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**The support you want,
when you need it.**

Your new home will offer a range of flexible services, so you can have as little or as much support as you need. There's also added reassurance of help being on hand with a CQC regulated manager and a team available 24/7.

Domestic assistance.

You can enjoy one hour per week of domestic assistance, as part of your service charge. The team can help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

Personal support*.

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.

*Additional charges apply.

Lifestyle support*.

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.

Laundry service*.

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.





Additional features.

Bistro restaurant

Ideal when you don't feel like cooking or want to catch up with friends. The bistro also offers a variety of light bites and snacks*.

Guest suite**

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

On-site estate manager

Ensures the development is safe, secure, and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on site 24 hours a day.

Domestic support & assistance*

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.

Pets welcome

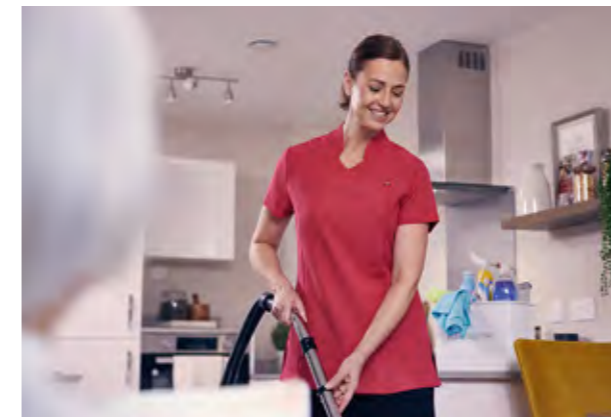
You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking*

Spaces are available for purchase.

Mobility scooter charging point

An easily accessible space available where mobility scooters can be charged safely and securely.



*Additional charges apply. **Subject to availability.

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Made for living well.

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. Westwood Manor is no exception.

Comprising 51 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

How to buy.

When you reserve your apartment at Westwood Manor, 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 Agent 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 Consultants will explain each in greater detail.



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Your new home in detail



General

- Double glazing to all windows
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and master bedroom
- NHBC 10-year warranty
- Sky connection point in living room*



Kitchen

- Fitted kitchen with integrated fridge/freezer and oven
- Stainless steel cooker hood
- Ceramic hob
- Composite sink
- Lever mixer taps



Shower room

- Level access shower with slip resistant flooring
- White sanitary ware with high quality fittings
- Mirror
- Heated towel rail
- Additional W.C to selected two bedroom properties
- Shaver socket



Heating and finishes

- Electric panel radiators
- Neutral décor
- White panelled doors
- Chrome door furniture and fittings



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

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. *Sky subject to Sky subscription.



**“Without a doubt,
it is the best move
I ever made.”**

Rita,
McCarthy Stone homeowner.

Rita appreciates having the freedom to enjoy life without having to lift a finger, so she can enjoy the things that matter to her, from days out with friends to relaxing in the gardens with a good book.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Westwood Manor, Beverley.

**Call 0800 201 4106 or
visit [mccarthystone.co.uk/
westwood-manor](https://mccarthystone.co.uk/westwood-manor)**

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. Images are indicative and facilities vary by location. 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.

June 2024

We subscribe to and comply with the Consumer Code



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.

Protection for new-build home buyers

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/westwood-manor

McCARTHY STONE
Life, well lived

OVERVIEW AND APARTMENT PLANS

WESTWOOD MANOR, BEVERLEY



Artist Impression

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DEVELOPMENT OVERVIEW

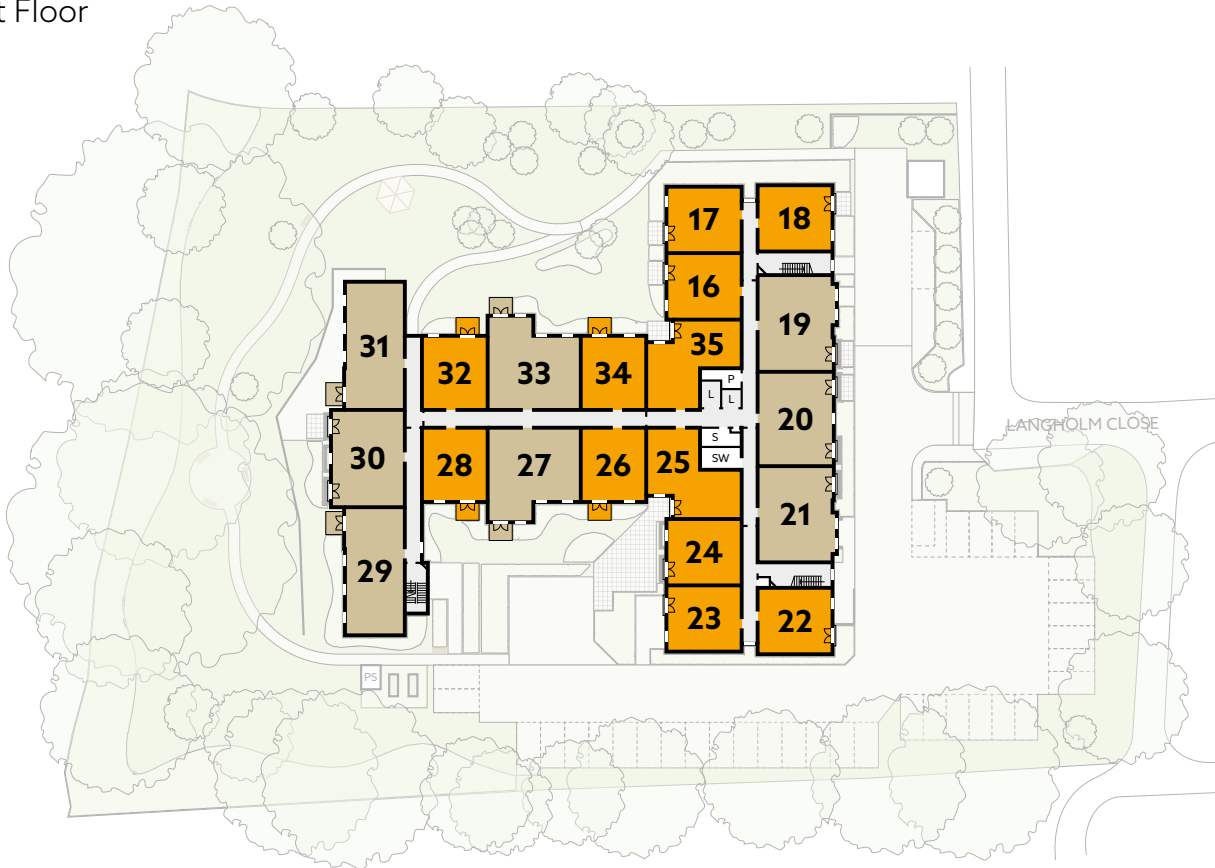
Ground Floor



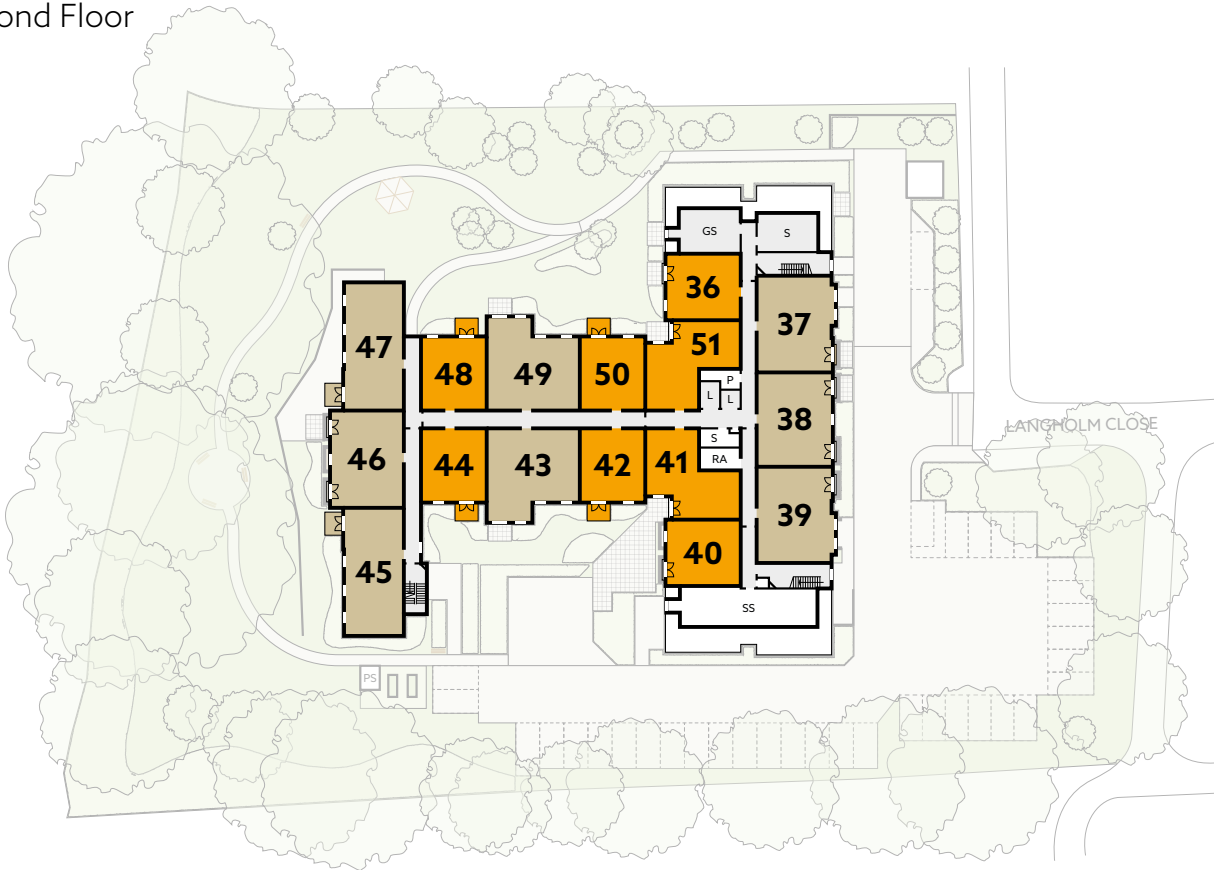
- 1 bedroom property
- 2 bedroom property

- | | | |
|---------------------------------|-------------------------|--------------------|
| E - Entrance Lobby | O - Office | S - Store |
| GS - Guest Suite | P - Plant Room | SK - Staff Kitchen |
| K - Kitchen | PS - Potting Shed | Changing Room |
| L - Lift | R - Reception | SS - Staff Suite |
| MSC - Mobility Scooter Charging | RA - Roof Access | SW - Staff Washing |
| | RR - Refuse & Recycling | |

First Floor

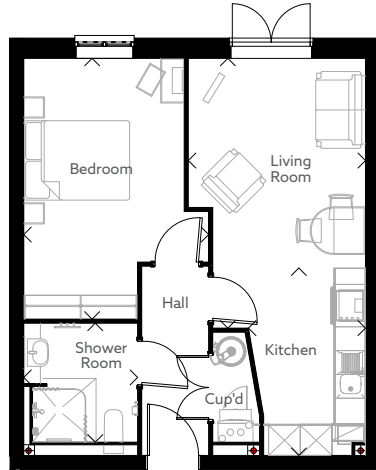


Second Floor



TYPICAL APARTMENT LAYOUT

One Bedroom



Approximate room sizes (max)

Living Room

5100mm x 3425mm / 16'-9" x 11'-3"

Kitchen

2300mm x 3540mm / 7'-7" x 11'-7"

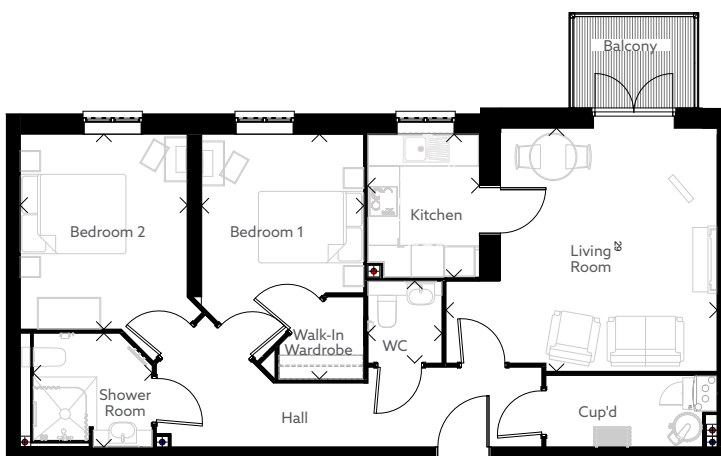
Shower

2247mm x 2050mm / 7'-4" x 6'-9"

Bedroom

4925mm x 3479mm / 16'-2" x 11'-5"

Two Bedroom



Approximate room sizes (max)

Living Room

4591mm x 5123mm / 15'-1" x 16'-10"

Kitchen

2700mm x 2100mm / 8'-10" x 6'-11"

Bedroom 1

3682mm x 3164mm / 12'-1" x 10'-5"

Bedroom 2

4624mm x 3069mm / 15'-2" x 10'-5"

Shower room

2247mm x 2147mm / 7'-4" x 7'-1"



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Apartment images are shown as currently furnished, all properties will be sold unfurnished. Although every effort has been made to ensure accuracy, the dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture.

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