



Discover retirement living to the full at Flora Grange, Stannington





A warm welcome to Flora Grange

Exclusively designed for the over 60s, our stunning new development of one and two bedroom retirement apartments is located on Uppergate Road in the beautiful Sheffield suburb of Stannington.

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 in 2005.





The lifestyle you could be living

You'll feel right at home in your stylish 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 homeowners 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 Flora Grange, 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

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

The stunning communal lounge provides the perfect space to sit back, relax and enjoy your retirement with friends, old and new. And the landscaped gardens are an ideal space for those warmer days.

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[†].

[^]Extra charge applies. [‡]Subject to availability. [†]Ts&Cs apply. Please speak to Sales Consultant for more information on our pet policy.



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 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 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 stylish shower rooms are designed to offer both functionality and safety. They all have low profile shower trays, so you can get in and out easily, as well as slip-resistant flooring and lever taps for ease of use.



Typical Living room

“ 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
Resident, 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 or fitted wardrobe to master bedrooms
- Walk out balcony, Juliette balcony or patio area to selected apartments
- Washer/dryer in utility cupboard
- 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 cooker hood
- Stainless steel sink

Shower room

- Fitted shower, tiled with low profile shower tray
- Heated towel rail
- Basin with storage

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



Typical bedroom



Typical shower room

* Sky/Sky+ subject to Sky subscription.

This specification is for guidance only and items may vary. Please check with your Sales Consultant for further details. Images are for illustrative purposes only



What you can expect at Flora Grange

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 outdoor areas for you to enjoy without having to lift a finger
- Guest suite perfect for when friends and family come to visit[#]
- Lift
- 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



Registered builder



A vibrant community in a beautiful location.

The perfect location to live your retirement to the full

The picturesque suburb of Stannington sits on the Western edge of Sheffield, proudly overlooking beautiful countryside. Set between the River Rivelin and River Loxley, Stannington benefits from being on the edge of the Peak District National Park whilst still having good access to the bustling city of Sheffield.

Locally there is a selection of shops including a grocer, co-op, village store, post office and pharmacy, providing all your daily essentials. Sheffield city centre, which is less than 4 miles away, offers an excellent shopping experience with a wealth of shops and services.

This thriving community also benefits from a local library, medical centre and community centre. The Lomas Hall, located on Church Street, is a charitable organisation managed by volunteers, this valuable meeting space is home to a range of clubs and groups covering a variety of interests and activities for all ages and can also be hired for special events and occasions.

There are regular buses operating from Stannington providing connections to local areas as well as a direct services to Sheffield City Centre.



Flora Grange

- | | |
|------------------|-----------------------------------|
| 1 Bus Stops | 8 Grocer |
| 2 Medical Centre | 9 Convenience Store & Post Office |
| 3 Library | 10 Co-op |
| 4 Pharmacy | 11 Community Hall |
| 5 Hairdresser | 12 Lomas Hall |
| 6 Village Store | |
| 7 Hardware Store | |





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 for fifteen consecutive years, 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*.

Since we started in 1977 we've built over 56,000 apartments, as well as a strong reputation for quality. It's nice to know that we're getting it right for the people who really matter.



Notes...

Find out more

For more information please
call **0800 201 4106** or visit
[**mccarthyandstone.co.uk/flora-grange**](http://mccarthyandstone.co.uk/flora-grange)



McCarthy & Stone

We'll help you find your perfect retirement apartment.

Flora Grange, Uppergate Road, Stannington, Sheffield, S6 6DB

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/flora-grange**

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

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Development overview and typical apartment plans

Flora Grange, Stannington

McCarthy & Stone

Development Overview

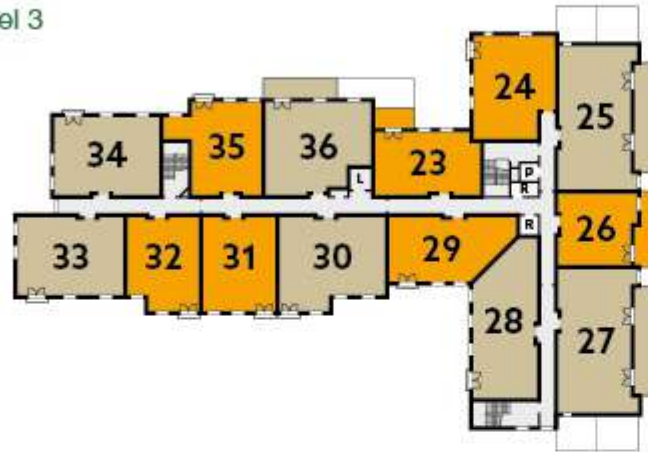
Level 1



Level 2

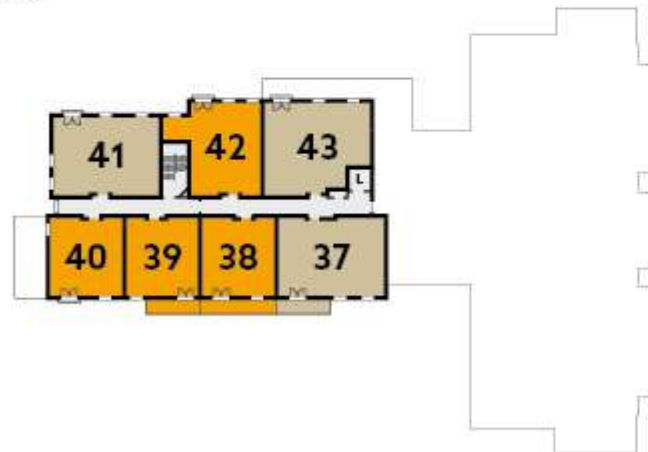


Level 3



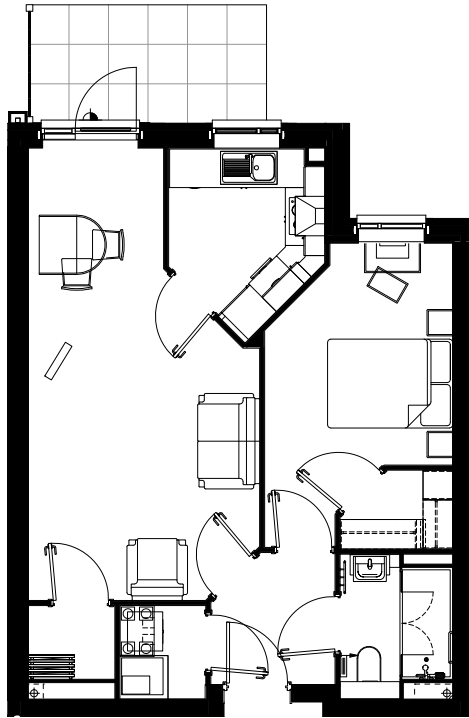
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Communal Areas
- Staff Areas
- Roof Area

Level 4



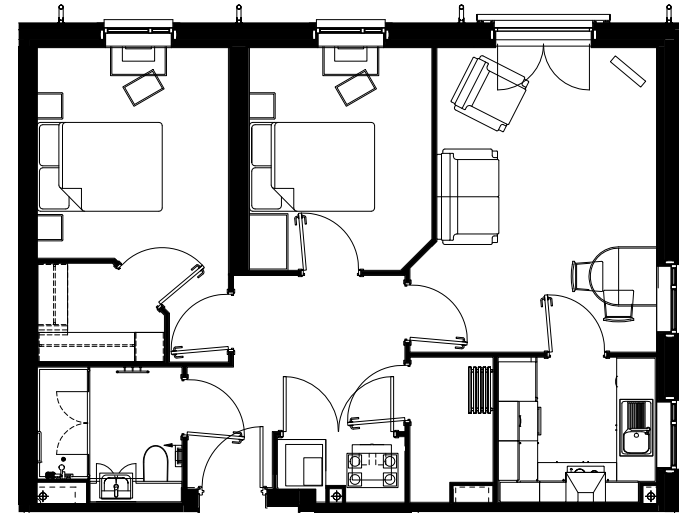
- CS - Cycle Store
- E - Entrance Lobby
- F - Foyer
- GS - Guest Suite
- HM - House Manager Parking
- L - Lift
- MSS - Mobility Scooter Store
- O - Office
- P - Plant Room
- R - Riser
- RS - Refuse Store
- SS - Sub Station
- St - Stairwell
- T - Communal Toilet
- VP - Visitor Parking
- Electric Charging Point

Typical one bedroom apartment



Living Room (Max.)	11' 6" x 22' 6"	(3513mm x 6873mm)
Kitchen (Max.)	7' 9" x 9' 8"	(2373mm x 2963mm)
Bedroom (Max inc ww)	9' 4" x 15' 2"	(2856mm x 4640mm)
Shower Room (Max.)	5' 7" X 7' 2"	(1710mm x 2200mm)

Typical two bedroom apartment



Living Room (Max.)	10' 11" x 15' 2"	(3330mm x 4640mm)
Kitchen (Max.)	7' 10" x 7' 2"	(2400mm x 2200mm)
Bedroom 1 (Max inc ww)	9' 6" x 15' 8"	(2905mm x 4790mm)
Bedroom 2 (Max.)	9' 3" X 11' 2"	(2400mm X 2200mm)
Shower Room (Max.)	7' 3" x 6' 8"	(2220mm x 2050mm)

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

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.