

Laurel Lodge

Denmark Road | Carshalton



Home is at the heart of an enjoyable retirement

Churchill
Retirement Living 

Home is at the heart of a fulfilling retirement

Churchill Retirement Living are award winning specialists in the development of purpose built apartments for those looking for an independent, active, safe and secure lifestyle in their retirement.

At Laurel Lodge, Carshalton we have created a collection of beautiful apartments and facilities for perfect retirement living. **Come and see for yourself.**



Typical apartment lounge



"At Churchill Retirement Living we continually strive to be your retirement housebuilder of choice for an independent, secure and fulfilling lifestyle. We hope that you will be able to visit us at Laurel Lodge soon and see for yourself how good retirement living is with Churchill!"

Spencer J. McCarthy
Chairman and Chief Executive Officer

Clinton J. McCarthy
Managing Director

Home is at the heart of an independent lifestyle

We provide you with an independent lifestyle and all the time you need to enjoy your freedom to the full in your retirement years, with peace of mind, comfort and security.



Each apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company you'll find the Owners' Lounge a popular and relaxed meeting place.

Our Lodges are conveniently located for the shops, services and local amenities you'll need to pursue your chosen lifestyle. You can enjoy outings, visits and holidays, knowing that your home is secure.

To ensure you have the time to enjoy your new lifestyle, all communal maintenance and upkeep of the development is taken care of. All those irritating, time

consuming jobs like window cleaning – and even the gardening – are now someone else's problem. You can just relax.

The safety and security features in your apartment, along with all the maintenance, running costs and upkeep of the communal areas, including the lift, are covered by a management charge every 6 months, so you can budget with confidence.

Your free time is yours to enjoy and spend as you wish, with friends, neighbours, family or just by yourself.

The value of a happy, retirement

The value of a Churchill apartment is more than simply financial. Our retirement developments are designed to provide the best lifestyle choice for an independent, safe, secure and fulfilled retirement.

All Churchill developments are managed through our own management company, Millstream Management Services. So we are fully committed to the long term quality, maintenance and success of all our properties, and to maintaining the lifestyle benefits our Owners enjoy.

These are benefits that you simply can't get from other types of accommodation alongside the security and peace of mind this brings to many.

We also pride ourselves on creating a friendly community with regular social activities with like minded neighbours. You can be involved in as much or as little as you like.

A dedicated Lodge Manager will look after the development and be on hand to sort out any problems and relieve any worries you might have.



"A month after moving in, I fulfilled a lifelong dream to visit the Taj Mahal in India. Free from the responsibilities of a large house and the worries of living alone, I have been able to embrace my retirement."

Mrs Winter, Dean Lodge

An ideal location, close to all you need

Situated near to the high street in the town of Carshalton, Laurel Lodge is a stylish development of 57 one and two bedroom retirement apartments.

Carshalton is often described as a scenic town and possesses numerous architecturally attractive buildings. Most commonly known for its two ponds, playing host to an abundance of wildlife, Carshalton is situated within a London suburb and benefits from the Freedom Pass.

Historically, Carshalton can be dated back to the Iron Ages with agricultural beginnings. To this day, Carshalton retains its rich historic feel with a Grade II listed church and museum, Anne Boleyn's Well and multiple conservation areas. Many of Carshalton's listed buildings are widely considered to contain some of the finest historical architecture in the Borough.

Carshalton is famous for its stunning historic lavender fields where, during the right seasons, fields of purple can be seen providing a spectacular view. A local community project was set up to retain the fields and tend the flowers.

Benefiting from a host of shops, eateries, cafes, pubs and welcoming tea rooms, there is something to suit all tastes! Carshalton's leisure centre offers a variety of activities and social pursuits. Meanwhile a local supermarket, doctors surgery, dentist and pharmacy allows you to have all of these essential amenities close by.

Carshalton benefits from excellent transport links with buses servicing the local area and trains offering access to London, Sutton, Epsom and St. Albans. The extensive connections to A-roads provides a gateway to London and the South East.

From leisure activities, to shopping and eating out, Carshalton is an area rich in history with something to suit all tastes.



Carshalton Ponds



Local amenities within easy reach of Laurel Lodge

Medical

- Pharmacy
- Dentist

Leisure

- Bus Stop
- Museum
- Coffee Shop
- Railway Station
- Leisure Centre
- Restaurant
- Library
- Tea Shop

Shopping

- Bakers
- Hairdressers
- Barbers
- Post Office
- Cash Machine
- Supermarket
- Convenience Store



Carshalton High Street



Carshalton Lavender Fields

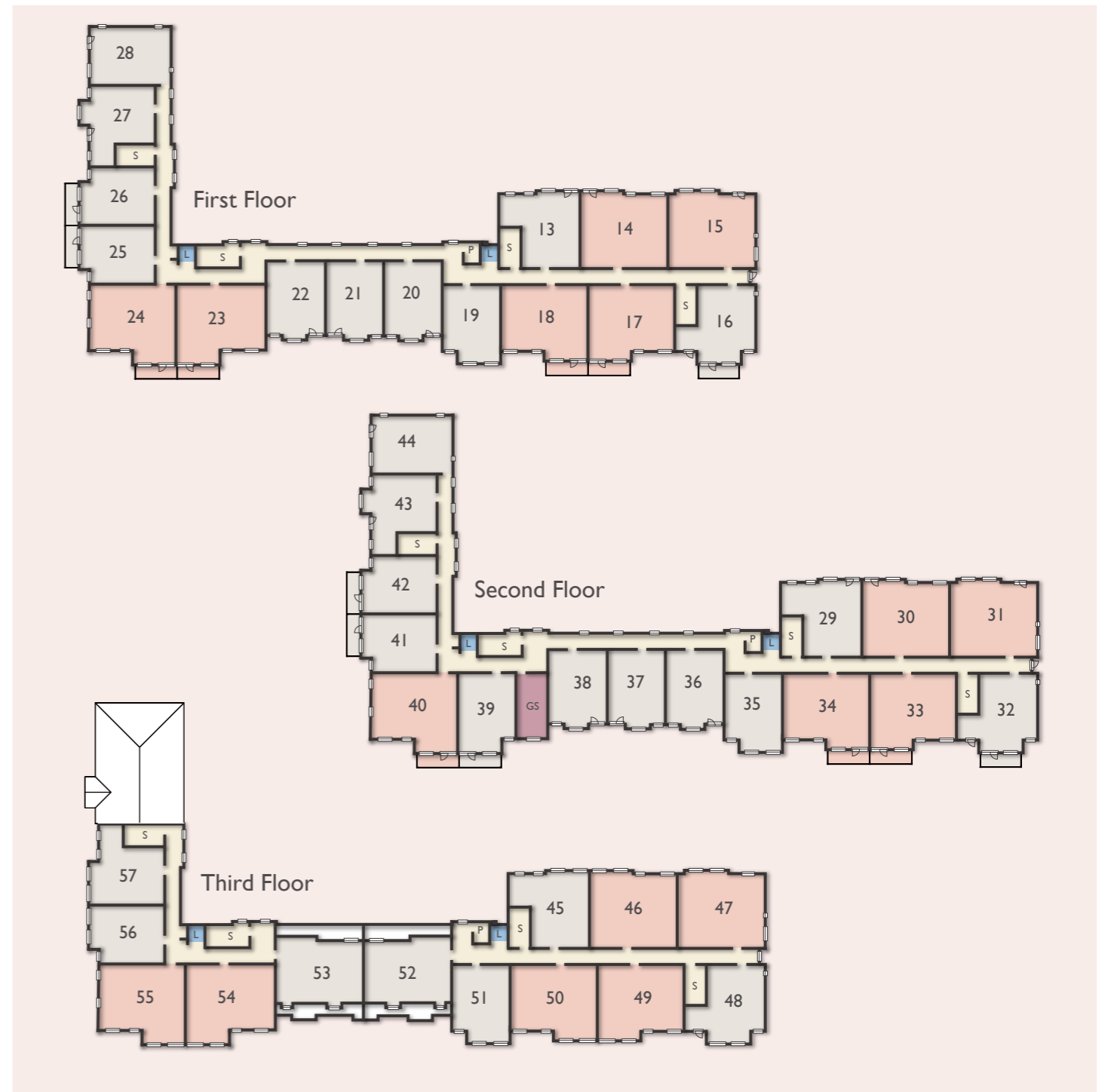
The development and facilities at Laurel Lodge



Ground Floor

- | | | | |
|----------------|-----------------------|-------------------------|----------------------|
| Reception | One Bedroom Apartment | CB Coffee Bar | O Office |
| Lift | Two Bedroom Apartment | Clks Cloakroom | P Plant |
| Owners' Lounge | Guest Suite | E Entrance | R Refuse Room |
| Communal Areas | | L Lift | ST Store |
| | | M Mobility Store | |

Access road for potential future development



Your perfect apartment

There is a choice of one and two bedroom apartments, and they may all vary slightly when it comes to dimensions and position of rooms. The plans below are examples of the typical layout of our apartments, showing how the living spaces are carefully designed for comfort, safety, maximum light and flexible space.



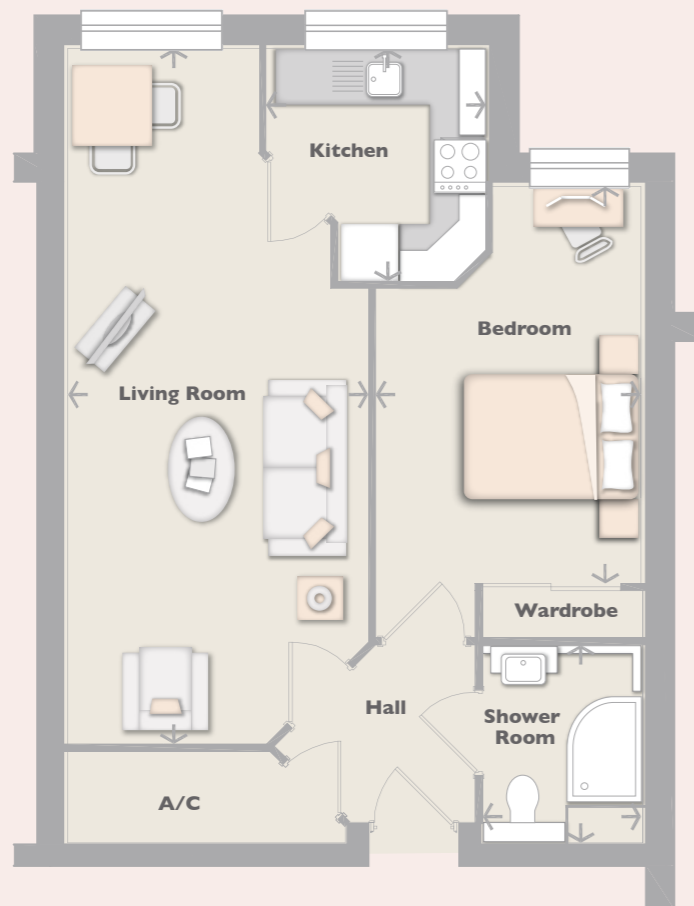
Typical shower room



Typical bedroom

Typical one bedroom apartment layout

Kitchen	7'8" x 8'1"	2325mm x 2465mm	Shower Room	5'6" x 6'11"	1680mm x 2100mm
Living Room	10'5" x 24'2"	3185mm x 7375	Bedroom	9'3" x 13'10"	2810mm x 4210mm



Typical two bedroom apartment layout

Kitchen	7'8" x 8'1"	2325mm x 2465mm	Bedroom One	9'7" x 19'5"	2915mm x 5910mm
Living Room	10'6" x 23'5"	3200mm x 7150mm	Bedroom Two	9'5" x 17'6"	2865mm x 5335mm
Shower Room	5'7" x 6'11"	1695mm x 2100mm			



All dimensions are maximum room size.

Home is at the heart of a sociable, well located retirement

From talking to our customers, we know what we build is equally as important as where we build.



Typical Guest Suite



Computer generated illustration of Laurel Lodge

We always make sure our developments are well located for the local shops or town centre and essential amenities, including local transport. In addition, each development is individually designed to blend comfortably with neighbouring properties, and be a home you'll be proud to live in.

We use the very latest construction materials, fixtures and fittings, for maximum energy efficiency and low utility bills. Communal areas are attractively decorated and furnished in a comfortable, contemporary style, and always kept immaculately clean.

Your own apartment can be furnished and decorated however you wish, and wiring and access for Sky if required, although structural alterations may need approval.

A great deal of importance is placed on the communal gardens, providing a welcome retreat for you, your family and friends. Laurel Lodge also benefits from a Guest Suite for the comfort and convenience of your family and friends to stay over when visiting, and a lift to all floors so heavy shopping isn't a chore.

The beautifully furnished Owners' Lounge is another popular feature of the development and includes a coffee bar, a popular place for Owners to socialise. The Owners' Lounge provides the perfect venue for entertaining, participating in activities organised by your Lodge Manager or just relaxing with a book. Whether you want privacy or companionship the choice is yours at Laurel Lodge.



"I love living here. There's a wonderful community and I've made lots of new friends. The Lodge Manager is extremely valuable and exceptional in helping me to settle in and feel at home in a brand new apartment, in a brand new area"

Joyce Thomas, Stokes Lodge, Camberley



Home is at the heart of a safe and secure retirement

At all of our Lodges, we aim to provide you with complete peace of mind, so you can relax and enjoy your new lifestyle.

You will often meet up with your neighbours in a Churchill development; there is a great sense of community which encourages friendships and social activity as well as being a huge reassurance at all times.

A 24 hour emergency Careline system is also provided via a discreet personal pendant alarm, shower room and hallway call points. In an emergency this system provides direct contact to either your Lodge Manager, when on duty, or a member of the Careline team, 24 hours a day, 365 days a year.

A camera entry system is installed and can be operated via a standard TV set from your apartment. This allows you to view a visitor before letting them in at the main entrance door simply by changing channels on your TV set.

An intruder alarm is fitted to the front door of every apartment and in ground floor apartments sensors are also fitted throughout.

Sophisticated fire and smoke detection systems are fitted in all apartments and throughout the communal areas. Both the intruder and fire alarm systems are connected to the Careline system.

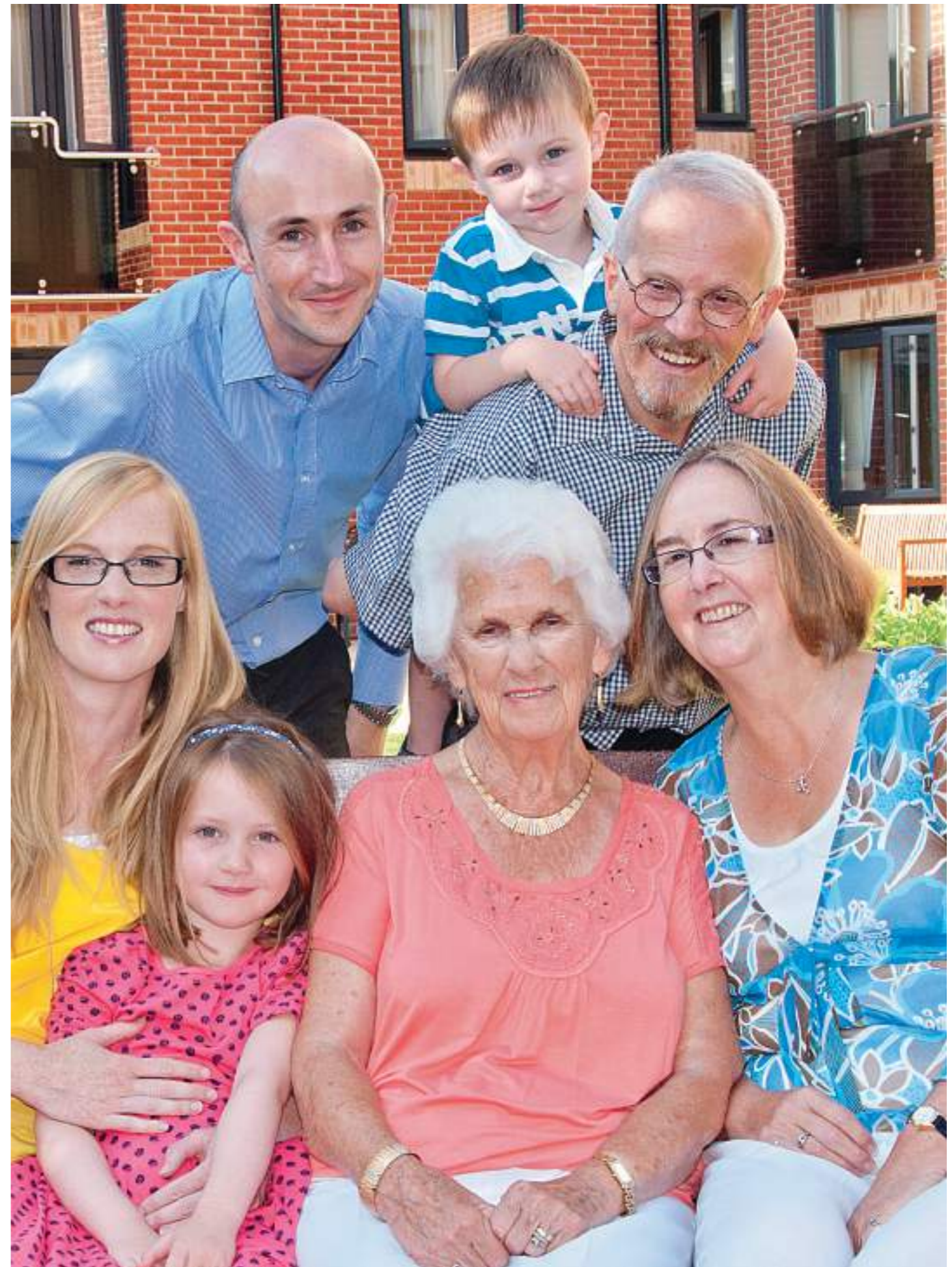
And finally, but most importantly, there is the Lodge Manager, who is responsible for the effective and smooth running of the development. We hope you will come to see him or her as a neighbour you may call upon. You'll find them a great help, from answering day to day queries, to keeping an eye on your apartment if you go away.

All the above security features are included in your management charge, so they are always in place, providing you with peace of mind for a safe and secure retirement in your new apartment.



"My apartment is a lot easier to maintain than my previous home and of course you have the company of the other Owners."

Mrs Wertheim, Abbots Lodge



Home is at the heart of a comfortable, convenient retirement

Our developments have been carefully designed to make life easier, leaving you free to enjoy your retirement.

There are two big differences between Churchill Retirement Living and the other retirement options. First of all, everything in your Churchill apartment is brand new – never been used with guarantees – and, secondly, because it is your own private apartment, it can be personalised to your taste – just how you like it. Just think of it as a brand new start!

We have taken care of the essential specifications. There's a winning combination of design and functionality in both the kitchen and shower room. Tiled and colour co-ordinated, they are specifically designed to be pleasing to the eye.

Kitchens are modern with colour co-ordinated worktops including built-in washer/dryer, fridge and frost free freezer. The oven is located at just the right height to save you bending down and there's a separate ceramic hob and extractor hood. All apartments have a shower room with WC, with all two bedroom apartments also having a separate cloakroom.

All heating and hot water, including each individual apartment in this development is provided by a ground source heat pump system. The system harnesses ambient energy within the underlying ground and converts it in a very efficient way. These systems are able to produce more energy than they consume and provide lower running costs for heating and hot water. Owners will benefit by having full control of their heating via thermostats and programmers whilst always having domestic hot water 'on tap'. All this without having the worry of an individual boiler and its associated costs.

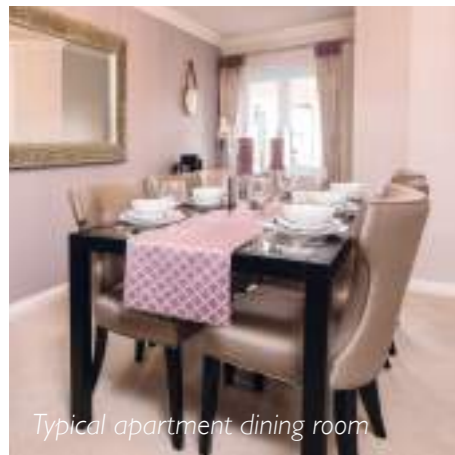
All apartments are inspected by our Customer Services Department to ensure they are handed over with a first class standard of finish and quality.

Please check with the Sales Executives for details and specification of your chosen apartment.

Finally, as a thank you, all Owners of a Churchill apartment will receive a Reward Card, offering exclusive discounts from a number of national brands across the UK as well as local businesses in the area.



Typical Owners' Lounge



Typical apartment dining room



Typical apartment kitchen

Safety and Security

- Camera entry system for use with a standard TV
- 24-hour Careline support system provided via a personal pendant alarm
- Intruder alarms to selected apartments
- Mains connected smoke detector

Shower Room

- Thermostatic shower
- Fitted mirrored wall unit with shaver socket
- Mixer taps
- Heated towel rail
- Extractor fan
- Slip resistant flooring

Kitchen

- Fitted kitchen with integral fridge and frost free freezer
- Zanussi integrated washer dryer
- Brushed stainless steel, waist height oven
- Brushed stainless steel chimney hood
- Ceramic hob
- Stainless steel sink with mixer taps
- Vinyl flooring

Heating and Finishes

- Energy efficient and economical low carbon heating
- Heating insulation to NHBC standards
- Walls painted in gardenia emulsion
- Ceramic wall tiling to kitchen and shower room

General

- Age exclusive development
- Lift to all floors
- Landscaped gardens
- Car park
- Proximity fob door entry system to the development
- Resident Lodge Manager
- Fully furnished Owners' Lounge
- Refuse room
- Double glazing throughout
- Telephone and television points in living room and main bedroom
- Fitted mirrored wardrobes to main bedroom
- Illuminated light switches
- Fully furnished Guest Suite
- Home internet shopping service*
- Constructed to NHBC standards with 10 year home warranty

*Online shopping for groceries is available through your Resident Lodge Manager.

A well-managed community is at the heart of your retirement

It is our policy to be completely transparent when it comes to costs – nothing is hidden, there are no surprises, you will know exactly how much to budget for.

The actual monthly costs vary depending on the location and the type of apartment you choose, but at any time, our Sales Executive will be able to give you an accurate figure for the specific home you are considering.

If you add up what it costs to live in your current home every month, that will give you a useful comparison when considering a move to Churchill Retirement Living. Your Sales Executive will be happy to help you with this.

As with any other leasehold property, the Management Charge includes ground rent, plus a service charge, which includes all exterior maintenance and redecoration, and upkeep of communal areas (hallways, lifts, stairs, paths, driveways etc.).

The Management Charge also includes many things you would have to pay for anyway: hot water in your own apartment, general heating, water and sewerage charges, buildings insurance and extras like window cleaning and garden maintenance. And it includes many of the things you would expect to pay extra for: the services of the full-time Lodge Manager, 24 hour Careline Monitoring, the furnishing, heating and cleaning of the Owners' Lounge, and more.

The Management Charge is competitive and there should not be any unexpected bills. Churchill also does not charge a transfer (exit) fee if you sell or sublet your property.

Accurate figures for individual apartments are supplied on a separate sheet, together with details of how the money is spent. Please ask for details.

Millstream Management Services

Millstream Management Services Ltd is an independent company, owned by Churchill Retirement Living. They oversee the smooth and efficient running of our developments, ensuring the building, communal areas and landscaped gardens are maintained to a high standard for many years to come.

They collect the Management Charge six-monthly, carefully select the Lodge Managers and administer the Lodge outgoings. A full breakdown of these costs is available on request at any time.

You will find full details and further information about Millstream Management Ltd on a separate leaflet, or on their website: millstreammanagement.co.uk.



Notes

Please use this area to prepare any questions you may have prior to your visit.

Laurel Lodge

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Please contact us on

0208 7129 224

churchillretirement.co.uk

**The Retirement Housebuilder of Choice
for an Independent, Secure and Fulfilling Lifestyle**

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The specification covering fittings in apartments and communal areas may vary. Please ensure you check full details of these items at the development you are interested in. Purchasers are advised that all furniture, fixtures and fittings used in this brochure are for visual representation only and do not depict the actual finish of any individual apartment or development. Although every effort has been made to ensure accuracy, dimensions quoted are maximum room sizes, for general guidance only, and are subject to final measurement on completion of the actual apartment and development. They should not be used for estimating carpet sizes. Developments may be subject to variation in appearance. Gardens on the computer generated imagery may indicate several years' growth. Computer generated images are not to scale and are subject to change. The landscaping, trees, shrubs and gardens shown are illustrative only and may alter during construction. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter specification without notice. Age restrictions apply on all our retirement developments. Pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments. Local amenities shown are correct at the time of going to print. As with any property, the value can go up or down and is influenced by a wide variety of factors. External influences such as current market conditions, inflationary trends and the number of comparable properties available, combined with the age and condition of the property all affect its resale potential.

18/05/17

Churchill
Retirement Living 