

LIVE LIFE YOUR WAY IN AN IDEAL LOCATION

Exclusively for the over 60s




Churchill
Living
Your lifestyle • Your choice



MORE THAN JUST AN APARTMENT

Churchill Living is a trusted and well respected company, building quality one and two bedroom apartments for those seeking a low maintenance lifestyle. If you want to feel safe and secure, be with like-minded people and maintain your independence, look no further than Churchill.

We have happy Customers that prove the quality of our product, and the strength of the business. With over 20 years' experience built on family values, trust and integrity, why choose any other housing provider?



YOUR LIFESTYLE • YOUR CHOICE

BUILT ON INTEGRITY AND TRUST

At Churchill we are proud to say we have a trusted, quality product so you can be sure you're in safe hands. Churchill is a family run and independent company, so family values are embedded throughout the business, meaning passion, pride and quality underpins everything we do.



We have a strong, established, trusted relationship with our Customers that is supported by our experience, knowledge and our award winning management company, Churchill Estates Management.

What's more, Churchill enables a lifestyle for you that maintains your independence with fewer worries. We believe retirement is all about having time to enjoy the things you love the most. We offer quality facilities to enhance and support your new, low maintenance lifestyle. Above all we offer a safe and secure retirement providing peace of mind for you and your loved ones.

“

We've been enhancing older people's lives for over 20 years and we continually strive to be the most successful housing provider in the UK.

We look forward to keeping you informed on the progress of your chosen development and we hope to welcome you to one of our Lodges soon.”

Spencer J. McCarthy
Chairman and Chief
Executive Officer

Clinton J. McCarthy
Managing Director

ENHANCE YOUR LIFESTYLE WITH CHURCHILL...

SAY GOODBYE TO MAINTENANCE

Maintaining a large house and garden could soon be a thing of the past, as the communal maintenance and upkeep of the development including the gardens are all taken care of for you. All those time-consuming jobs like window cleaning are now someone else's problem. Your new low maintenance lifestyle will mean more time for you to enjoy doing the things you love.

OFFERING PEACE OF MIND

Owners enjoy the benefit of a 'lock up and leave' lifestyle enabling them to simply lock up and leave their apartment in safe hands for weekends away and holidays.

Your Lodge Manager will be on hand, and your safety is of paramount importance to us. Living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that your apartment will be safe. What's more, Owners often find they are closer to friends and family, who can also benefit from the peace of mind that comes with knowing you are safe and happy in a Churchill apartment.

RELAX, YOU'RE IN SAFE HANDS

We have won numerous awards for our Customer Service and the way we operate, so it's fair to say we put our Owners at the heart of everything we do. With over 90%† of Customers saying they would recommend us to a family member or friend (*Home Builders Federation Customer satisfaction survey*) it's no wonder we are seeing more happy Owners enjoy their new freedom to do more of what they love to do.



Typical Owners' Lounge

BY MOVING TO A CHURCHILL APARTMENT YOU COULD...

-  **Keep moving**
All Churchill developments are close to the town centre and local amenities so Owners find it's easier to get out and about and stay active.
-  **Stay social**
Friendly like-minded neighbours, and the ability to socialise as and when you want means there's always something going on.
-  **Be happy**
An average person aged 80 feels as good as someone 10 years younger* after moving into one of our developments.

*Figures based on Homes For Later Living's "Happier & Healthier" report, published September 2019
†Figure correct as of February 2024



When surveyed
85% of Customers
gave Churchill 8 out
of 10 or higher for
their "overall moving
experience"

FEEL SAFE & SECURE

SIMPLY SIT BACK, RELAX AND ENJOY YOUR LIFESTYLE

At Churchill we know the importance of feeling safe in your home.

We fit all of our apartments with a Careline system. In the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team 24 hours a day, 365 days a year.

The system can also be used for calls to keep in touch with your neighbours, and even provides video door entry, allowing you to view any visitors before you choose to let them into the main entrance.

An intruder alarm is fitted to the front door of your apartment, while ground floor apartments have additional sensors fitted, alongside fire and smoke detectors in communal areas and within your apartment so you really can enjoy a safe and secure lifestyle with Churchill.

“

Our specialist safety features mean that with Churchill, you have added peace of mind, meaning you can enjoy a safe and secure environment.”



Typical coffee bar



DESIGNED WITH YOU IN MIND

IT'S ALL IN THE DETAIL

From the location, to the light switches, each element of a Churchill apartment is carefully considered.

We understand that sometimes the smallest details can mean the most. Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist-height oven and hob. You'll find fitted wardrobes in the bedroom and open space in the living room, giving you flexibility with furnishings.

Two bedroom apartments feature a separate WC or an en-suite, while the second bedroom can also serve as a dining room, study or a guest room – the choice is yours.

Some developments have their electricity provided by photo voltaic (PV) solar panels, which provide both



a positive environmental impact and help reduce running costs. For added peace of mind, all developments benefit from a New Home Warranty Guarantee.



Independent research has shown that moving to a Churchill apartment can make the average 80 year old feel 10 years' younger.*

So what better time is there than now to sell your old home and choose Churchill?

*Information based on Homes For Later Living's "Happier & Healthier" report, published September 2019

MORE TIME TO ENJOY THE THINGS YOU LOVE

WELCOME TO YOUR NEW APARTMENT

All developments are designed to provide the best choice for a fulfilling lifestyle. Owners can relax in a safe and secure environment and forget about maintenance worries.

Each Churchill apartment is completely self-contained with its own front door, providing you with privacy when you want it. The safety and security features in your apartment, along with the maintenance, running costs and upkeep of the communal areas, including the lift, are covered by a management charge every six months, allowing you to budget with confidence.

To ensure you have the time to enjoy the things you love to do, communal maintenance and upkeep of the development is taken care of.

“

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





SOCIABLE AND WELL LOCATED

EVERYTHING YOU NEED, RIGHT ON YOUR DOORSTEP

We know from talking to our Owners, that what we build is equally as important as where we build.

Our developments are well located for local shops and town centre amenities, including local transport. In addition, each development is individually designed to blend comfortably with neighbouring properties, and be a place you'll be proud to live in.

As well as an ideal location, developments provide a social retirement, where Owners can enjoy companionship. The welcoming Owners' Lounge is home to a variety of social events, from cheese and wine evenings to musical performances or simply settle in a quiet corner to enjoy a good book. Beautifully landscaped grounds are all maintained for you and ideal for enjoying a catch up with the neighbours, or doing a spot of gardening.

Each Lodge has a Guest Suite which Owners can book for any family and friends who wish to stay overnight, meaning everyone is welcome and there are no worries about making up the spare room. Owners can also book the Guest Suite in any other Churchill developments throughout the UK.

As a special 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.



WHAT'S INCLUDED AS STANDARD?

APARTMENT SPECIFICATION

While we tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet our Owners' needs.

We are constantly listening to our Customers to ensure we are learning from them and improving.

These are just some of the elements we include on our developments each informed by our Customers and our experience.



SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detector
- 24-hour support system
- Multi-point locking system to front door of apartment

KITCHEN

- Integrated electric waist-height oven
- Ceramic hob
- Provisions for a washer/dryer and dishwasher
- Integral upright fridge and frost-free freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring

INTERIOR

- Double glazed windows
- Fitted or walk in wardrobes to main bedroom
- Fitted mirror wardrobes to second bedroom
- Illuminated light switches
- Safety locks on windows
- Energy-efficient, low-carbon, economical heating system
- Hallway storage cupboard
- Wide doorways for full accessibility

BATHROOM / SHOWER ROOM

- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit with integrated shaver point*
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring

EXTERNAL & COMMUNAL AREAS

- Free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Owners' Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Guest Suite with shower room for visitors
- Online shopping service for groceries available through the Lodge Manager if required
- Refuse room
- Secure door entry system to the main entrance
- Cycle and buggy storage
- Fully maintained external areas



*On selected developments only



AWARD WINNING PROPERTY MANAGEMENT

SERVICE YOU CAN TRUST

All Churchill developments are looked after by Churchill Estates Management, our own property management company.

The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many of our Owners see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need it.



The Lodge Manager is fundamental to ensuring our Owners enjoy an active social lifestyle. They are responsible for helping to facilitate a variety of events and activities so there is always something for the Owners to get involved with.

A TRANSPARENT APPROACH

We are completely open and transparent when it comes to costs with no hidden charges, so you don't have to worry about unexpected bills. Our Sales Team will be able to give you a breakdown of specific charges, so that you can see exactly how much everything costs and when it is payable.

When you come to sell your apartment there is a Contingency Fund contribution or Community Event Fee which will be either 1%, 2% or 3% of the gross resale price achieved (or of the open market value if subletting). The purpose of this is to provide a fund for Owners in your specific Lodge to

help with future repair and replacement costs, and in some cases it also helps fund the provision of the communal areas which are a key feature of living in a Churchill development.

Properties may also have a ground rent, specific details of which will be provided by your Sales Executive.

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