



# Linden Place Overview & Apartments

  
**McCarthy & Stone**  
— Retirement living to the full —



## Welcome to Linden Place

McCarthy & Stone are proud to introduce Linden Place an impressive development of 32 stunning one and two bedroom apartments in the heart of beautiful Solihull.

Our contemporary development, Linden Place is perfectly located just half a mile from Solihull town centre. Located on leafy Hampton Lane, our modern Retirement Living development has been luxuriously specified with all the thoughtful design details you would expect from a modern apartment.

Exclusively designed for the over 55s, each apartment at Linden Place is luxuriously specified and there is a choice of apartment designs over four floors. All apartments also offer patios or balconies so you can enjoy the outdoors from your own apartment.

We're incredibly proud to have been awarded a 5 star rating in customer satisfaction, as voted for by our homeowners via the Home Builders Federation (HBF) survey. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





Solihull town centre



Prancing horse statue at Malvern Park

## Life in Solihull

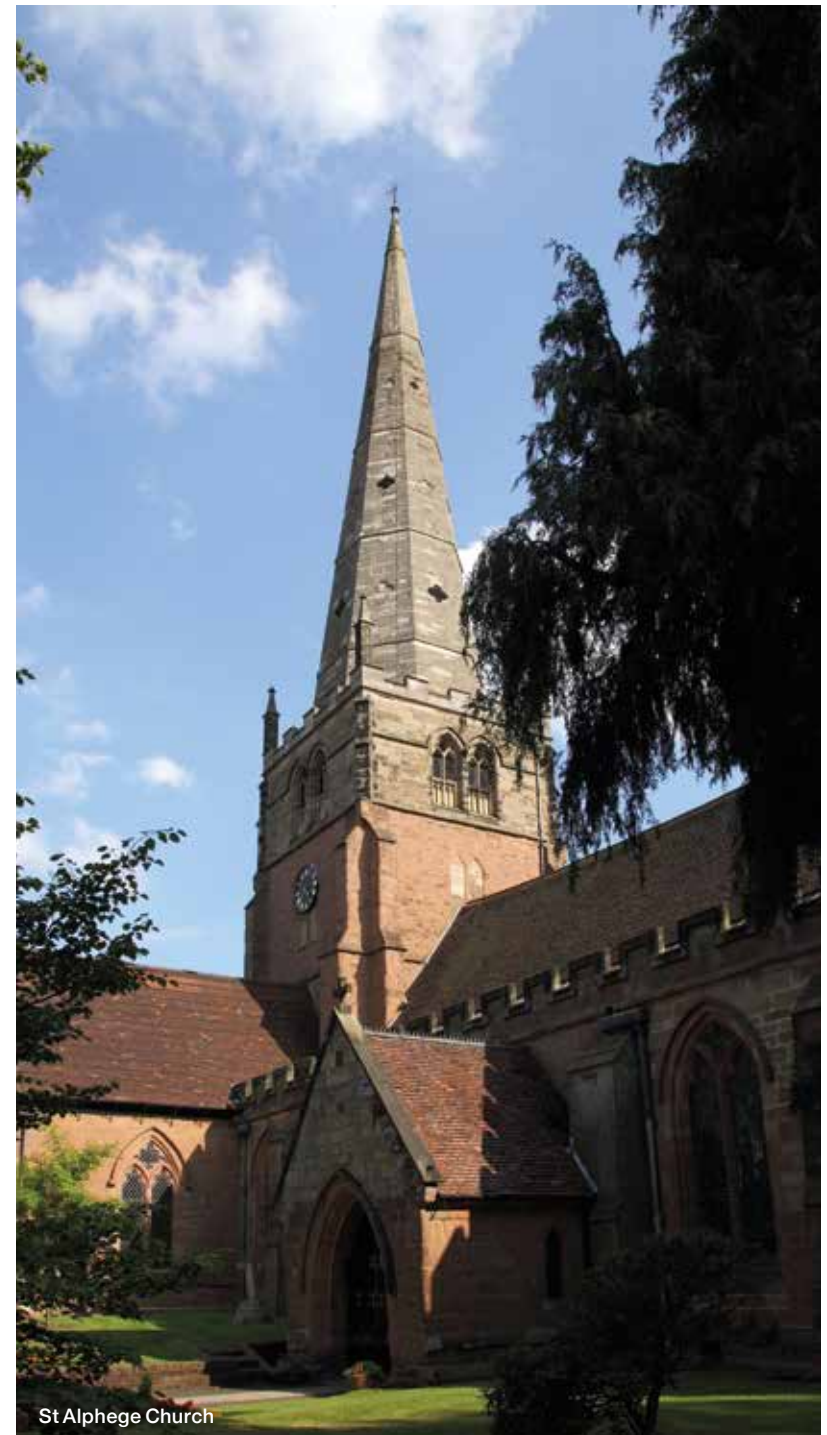
The cosmopolitan town of Solihull is a perfect location for your retirement.

Solihull is a peaceful yet thriving town with the centre offering a bustling high street, Mell Square and Touchwood Shopping Centre, all packed with familiar shops, independent boutiques and international retail brands. There is also an enviable choice of restaurants and eateries offering everything from global cuisine to fast food and pubs.

Lovers of the outdoors can enjoy extensive parkland and natural beauty including Malvern and Brueton Park which is just a short drive away. Solihull is also not short of social and sporting clubs, including a choice of several golf clubs.

Solihull has great transport links to help you get around with regular local buses into the town centre and surrounding areas, the nearest bus stop is less than 700 feet away. Solihull train station runs a regular service directly to Birmingham Moor Street and Snow Hill, so you can easily explore all the city of Birmingham has to offer as well as trains to Stratford-upon-Avon and Leamington. For those jet-setters amongst you, Birmingham International Airport is just three miles away.

With Solihull offering everything you need right on your doorstep, Linden Place is the perfect place to call home.



St Alphege Church



Linden Place Typical lounge

## Life made easier

Retirement Living takes the stress out of being a homeowner

You'll feel at home in your beautiful new apartment at Linden Place in next to no time. It's easy to relax knowing there's a House Manager on hand during the day - a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the idyllic landscaped gardens, you can sit back and enjoy them without having to lift a finger.





## More time to socialise with family, friends and neighbours

Our development has everything you need to get on with a full and active life. There's a coffee lounge and beautiful gardens, where you can enjoy the company of friends and family.

There's even a guest suite, complete with TV and tea & coffee making facilities, so you can invite your friends and family to come and stay<sup>#</sup>. 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, as long as they're well behaved\*.

<sup>#</sup>Extra charge applies. \*Pet policy applies



Typical apartment lounge

# Life at Linden Place

Designed with you in mind

We've designed Linden Place to make your retirement more enjoyable. All features are there to give you more time, extra peace of mind and opportunities to socialise. These include:

## Coffee lounge

This is a great space where you can meet up with neighbours or make new friends. Your House Manager ensures that the lounge is always clean and tidy as well as making sure that there's tea and coffee available for all homeowners throughout the day. In addition, availability of Wi-Fi<sup>#</sup> means you can always come here to relax with your laptop or tablet.

## Landscaped gardens

The gardens are designed to be enjoyed by everyone and as we maintain the planting for you, you can be confident that they will remain beautiful throughout the year without you having to lift a finger.

## Guest suite

When you have friends and family come to visit, the guest suite means that they can stay on-site without you having to worry about the hassle, preparation and clearing up that having house guests normally entails. The guest suite offers twin beds and an en suite bathroom for a modest charge of £25 per night<sup>0#</sup>. Just ensure you book your guests in with your House Manager in advance.

<sup>0</sup>Price correct at time of print <sup>#</sup>Subject to availability



## 24 hour emergency call system

Should you need assistance day or night we have installed a system that operates through a pendant and can summon help wherever you are in the building.

## Lift to all floors

We want to make it easy to get around so there is a lift to all floors in the development.

## Car parking available on-site

We know how important your independence is, and some of our homeowners choose to bring a car with them. As well as two spaces available on site for visitors (which need to be pre-booked with the House Manager), there are a total of 26 spaces available for homeowners to purchase<sup>#</sup>. Limited to one space per apartment, once purchased, you will have exclusive use of your allocated parking space. Please speak to your Sales Executive for full details of our Car Parking Purchase Scheme.

## Buggy charging point

If you have a mobility scooter, we have created a room to enable you to charge your buggy.





### **10 year guarantee**

For total peace of mind, every apartment comes with a two year warranty which covers most aspects of the construction and then a further guarantee period of eight years to cover major structural defects by the NHBC. We're renowned for our customer service and we have been awarded a five-star rating in customer satisfaction by our homeowners via the Home Builders Federation (HBF) survey.

### **Heating and connectivity**

With double glazing, insulation and electric panel heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky\* connection points are fitted ready for you from the day you move in. If you choose, you can also have a broadband connection installed for ultimate connectivity.

### **Safety and security**

Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in. All our apartments include an intruder alarm. In addition to this, ground floor and selected first floor apartments have contact sensors to windows and balcony doors. A smoke detector and a 24 hour emergency call system operated via a pendant gives you the peace of mind that help is never far away wherever you are in your apartment. 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 is safe and secure.

### **Outside space**

As well as the development's landscaped garden, all of our apartments have their own balconies, patios so whether you are watching the world go by or keeping a keen eye on the changing seasons, you can enjoy the outdoors.

## **Your apartment**

Spacious, modern apartments. The life you deserve.

Step inside one of our beautiful apartments and you'll wonder why you didn't move years ago. We have designed each specifically for the over 55s and to be spacious, light and packed full of touches that make life easier, safer and more secure.

Settling into your new apartment couldn't be made any smoother, your House Manager will be on hand to make sure you are comfortable in your new home and will show you how everything works. They will also be on hand after you move in too – so you don't need to worry about remembering everything!



Typical apartment kitchen



Typical apartment shower room



## Apartment features in detail

### General

- Double glazing to all windows
- Balcony or patio with all apartments
- Walk-in wardrobe to most apartments
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room\*
- NHBC 10 year warranty
- Washer dryer in all apartments

### Kitchen

- Fitted kitchen with integrated fridge/freezer, mid-height oven and ceramic hob
- Stainless steel cooker hood and a glass splashback
- Stainless steel sink
- Lever mixer taps

### Shower room /En suite

- Fully fitted and half tiled throughout
- White sanitary ware with high quality fittings
- Additional en suite bathroom in two bedroom apartments

### Heating and finishes

- Carpets included throughout
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings

### Safety and security

- Video door entry system which is linked to the TV
- 24 hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to bathroom and main bedroom

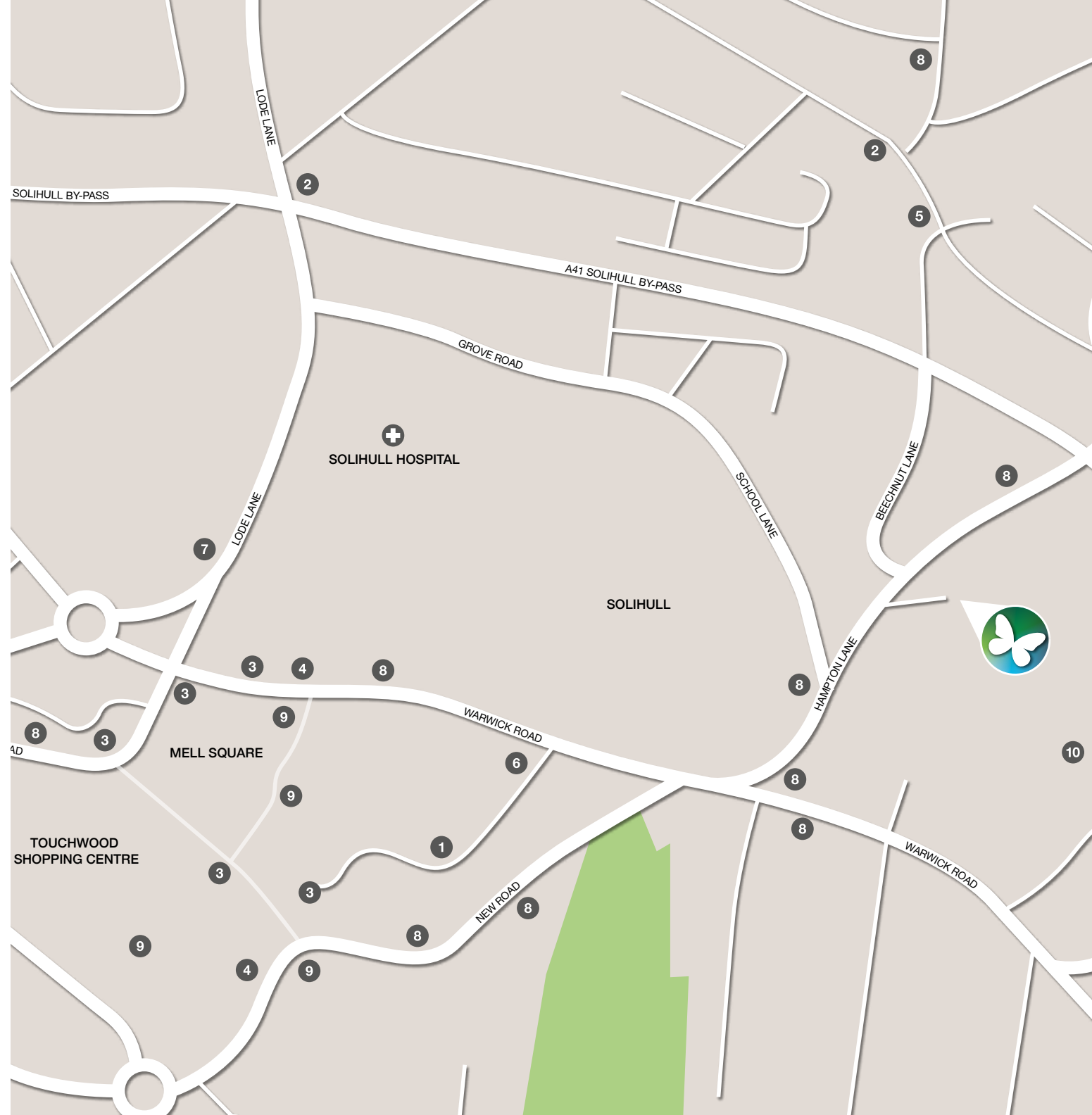
This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.

# Getting out and about couldn't be easier

You are in a great location in Solihull with everything to hand. You can leave those everyday worries behind and do the things you want to do.

- 1 Post Office
- 2 Convenience Store
- 3 Bank
- 4 Hairdresser/Beauty Salon
- 5 Pharmacy
- 6 Supermarket
- 7 Cafe/Deli
- 8 Restaurant/Pub
- 9 Church
- 10 Solihull Cricket, Tennis and Bowls Club
- B Bus Stop

Not all attractions and businesses listed, map is indicative.





## We'll help you make the move

Once you've found your perfect apartment, your move couldn't be in better hands. From then on, you can leave us to plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

There are lots of ways we can make your move as easy as possible. Call us for more information, visit one of our developments to find out more or we'll come to you if that's easier.

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you'll be convinced it's the right move for you.

**We'd be delighted to tell you more about Linden Place. Call us and we'll arrange an appointment to suit you.**

Linden Place  
Hampton Lane, Solihull B91 2QJ  
Tel: 0800 201 4106  
[mccarthyandstone.co.uk/linden-place](https://mccarthyandstone.co.uk/linden-place)

# Development overview

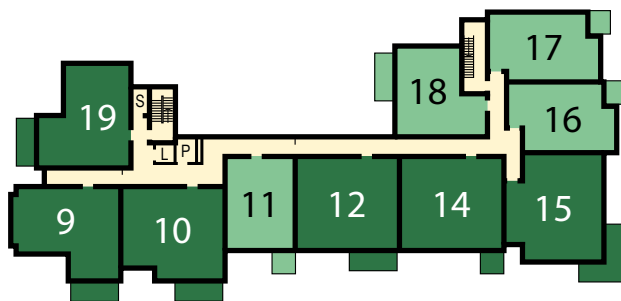
## Site & Ground Floor



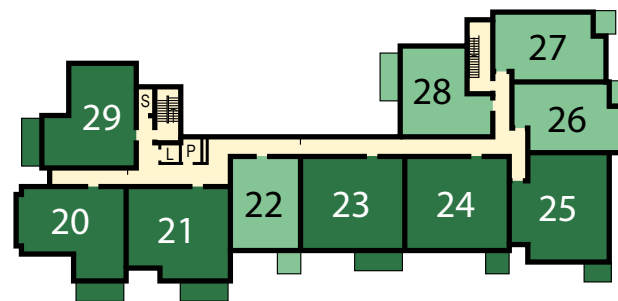
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- GS - Guest Suite
- L - Lift
- B - Buggy Charging Point
- O - Manager's Office
- P - Plant Room
- R - Refuse
- S - Store
- SS - Sub Station
- WC - Toilet

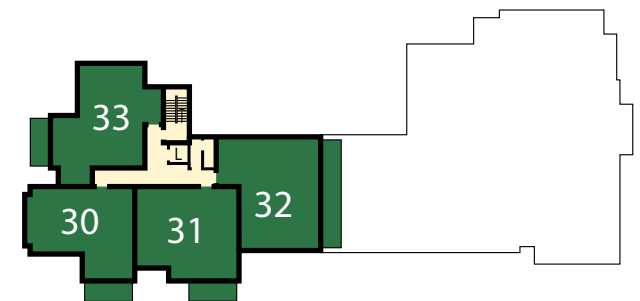
## First Floor



## Second Floor

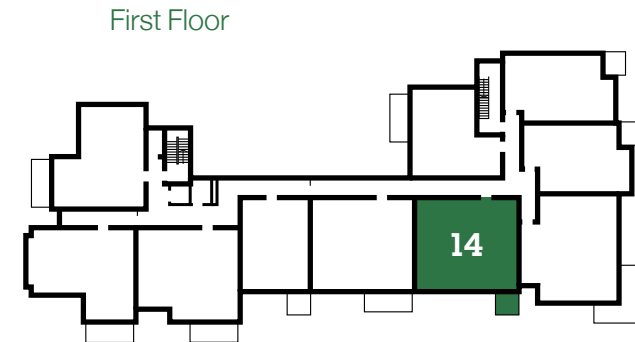
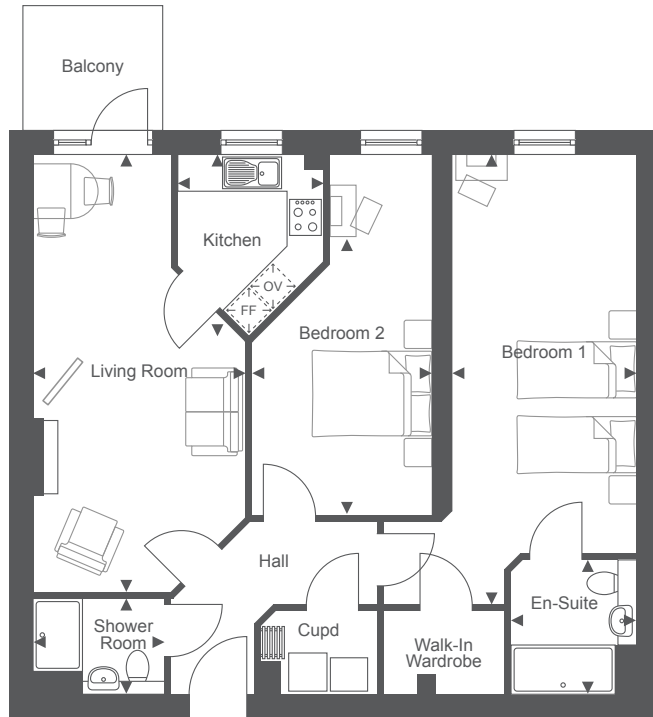


## Third Floor



## 14 Linden Place

Apartment 14 is a beautifully spacious two-bedroom property. The apartment is located on the first floor is south facing, it measures 85 square metres. This apartment benefits from two bedrooms, 2 shower rooms and a large lounge/dining room with walk out balcony.



Living Room (Max)	23' 3" x 11' 4"	7081mm x 3457mm
Kitchen (Max)	9' 9" x 7' 9"	2936mm x 2373mm
Bedroom 1 (Max)	21' 2" x 9' 9"	6456mm x 2980mm
Shower Room (Max)	7' 1" x 5' 2"	2147mm x 1575mm
Bedroom 2 (Max)	19' 2" x 9' 7"	5851mm x 2921mm
En-Suite (Max)	7' 3" x 6' 9"	2200mm x 2050mm

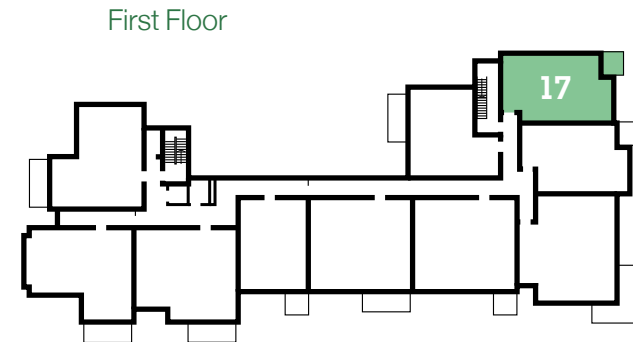
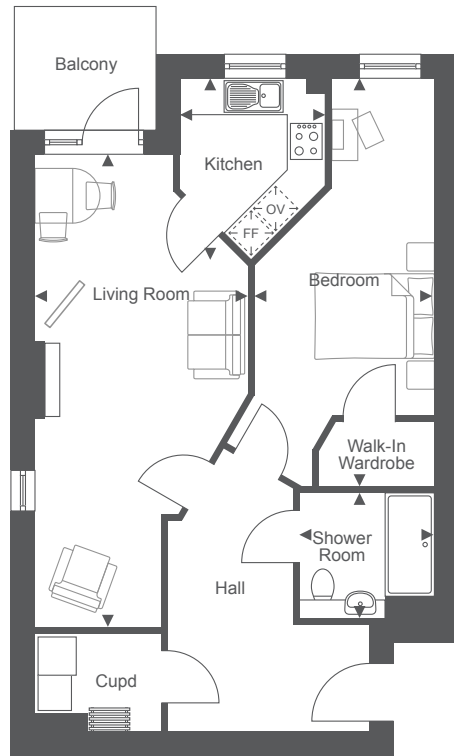
See individual apartment plans for specific details. Arrows denote measurement points.

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.

## 17 Linden Place

Apartment 17 is a beautiful east facing apartment located on the first floor measuring 63 square meters. This apartment benefits from a large bedroom with walk in wardrobe, along with large living room / dining room with kitchen off.

The lounge has access to a walk-out balcony.



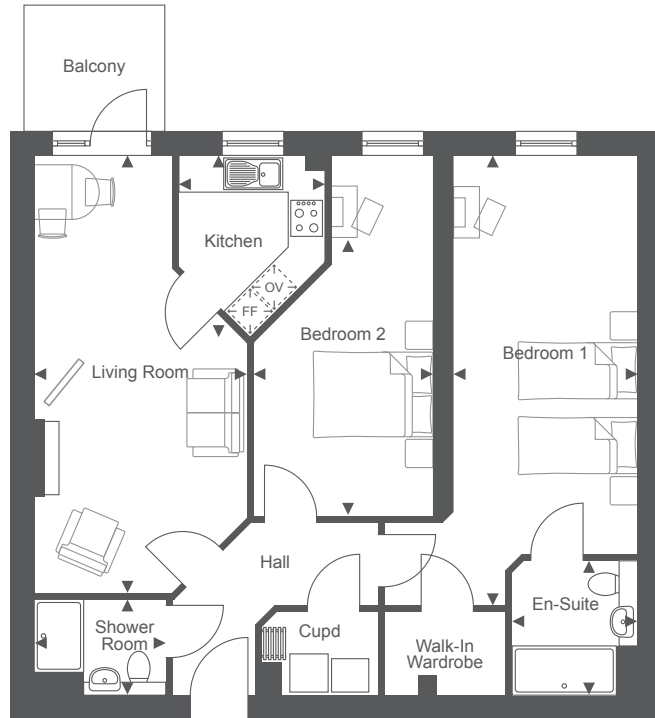
Living Room (Max)	25' 1" x 11' 4"	7638mm x 3449mm
Kitchen (Max)	9' 9" x 7' 9"	2963mm x 2373mm
Bedroom (Max)	21' 8" x 9' 7"	6606mm x 2929mm
Shower Room (Max)	7' 3" x 6' 9"	2200mm x 2050mm

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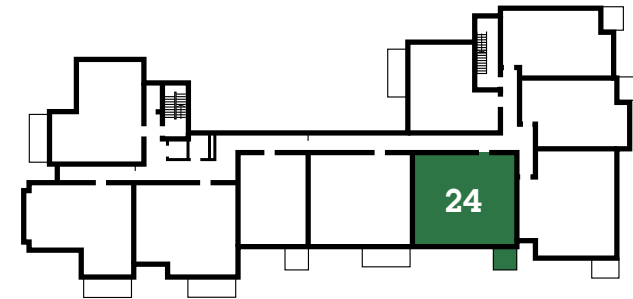
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## 24 Linden Place

Apartment 24 is a beautiful east facing apartment located on the second floor, measuring 85 square metres. This apartment benefits from two good sized bedrooms along with two shower rooms and a large lounge / dining room. It has a walk out balcony with a stunning view over the woods.



Second Floor



Living Room (Max)	23' 3" x 11' 4"	7081mm x 3457mm
Kitchen (Max)	9' 9" x 7' 9"	2936mm x 2373mm
Bedroom 1 (Max)	21' 1" x 9' 9"	6456mm x 2980mm
Shower Room (Max)	7' 1" x 5' 2"	2147mm x 1575mm
Bedroom 2 (Max)	19' 2" x 9' 7"	5851mm x 2921mm
En-Suite (Max)	7' 3" x 6' 9"	2200mm x 2050mm

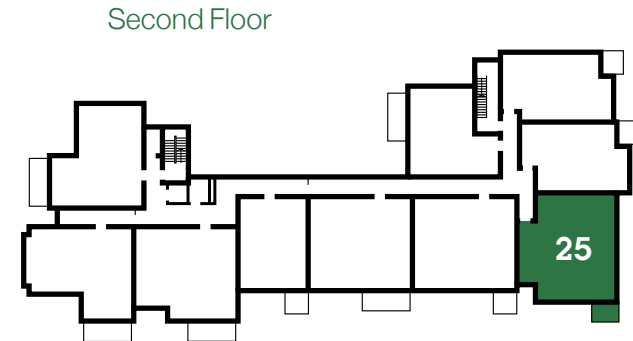
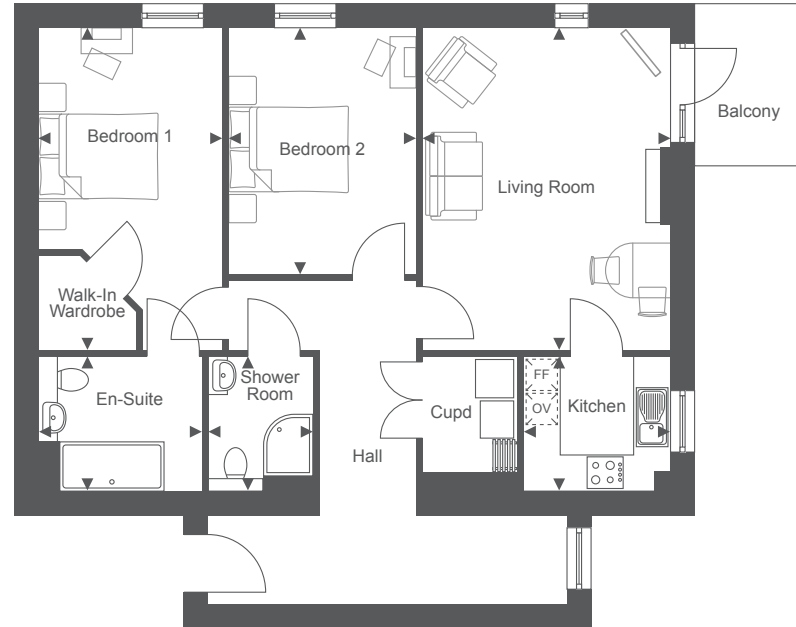
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## 25 Linden Place

Apartment 25 is located on the second floor, is south facing and benefits from two good sized bedrooms, two shower room, a large entrance hall and a walk out balcony off the lounge/dining room which overlooks the woods. It measuring 86 square metres.



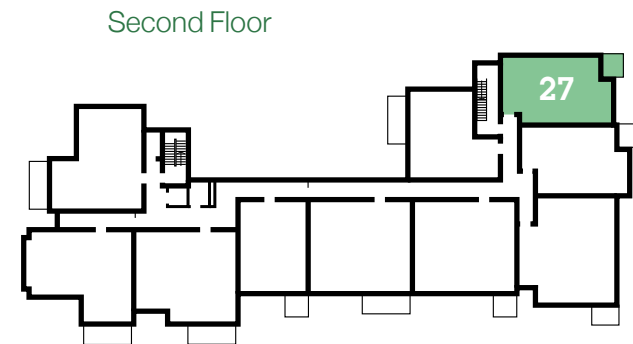
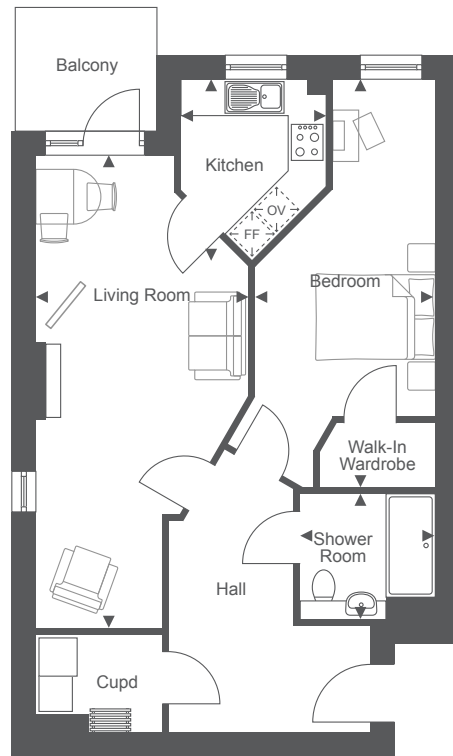
Living Room (Max)	17' 1" x 13' 3"	5218mm x 4028mm
Kitchen (Max)	7' 10" x 7' 3"	2400mm x 2200mm
Bedroom 1 (Max)	17' 0" x 9' 9"	5218mm x 2980mm
Shower Room (Max)	7' 3" x 5' 7"	2200mm x 1710mm
Bedroom 2 (Max)	13' 1" x 10' 0"	4000mm x 3043mm
En-Suite (Max)	8' 8" x 7' 3"	2653mm x 2200mm

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## 27 Linden Place

Apartment 27 measures 63 square metres. This apartment is east facing and benefits from a large bedroom with walk-in wardrobe and a shower room. The lounge/dining room is large with a walk-out balcony.



Living Room (Max)	25' 1" x 11' 4"	7638mm x 3449mm
Kitchen (Max)	9' 9" x 7' 9"	2963mm x 2373mm
Bedroom (Max)	21' 8" x 9' 7"	6606mm x 2929mm
Shower Room (Max)	7' 3" x 6' 9"	2200mm x 2050mm

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**Linden Place**, Hampton Lane, Solihull B91 2PW

Please call us free on **0800 201 4106** and we'll help you find your perfect apartment or visit **[mccarthyandstone.co.uk/linden-place](https://mccarthyandstone.co.uk/linden-place)**



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