

# SQUADRON HOUSE

COMING SOON TO  
EAGLE WAY, MARTLESHAM HEATH



**McCARTHY STONE**  
*Life, well lived*



## LIVE LIFE YOUR WAY.

Located in Martlesham Heath, McCarthy Stone are building a range of beautiful retirement apartments, many with private balconies or patios. These properties will share attractive communal facilities in a convenient location in the heart of this wonderful village.

Close to the village green for events, as well as a pub, a church and a leisure centre which has a gym, swimming pool, squash courts, massage treatments and more. There's also a row of shops in the centre near to the new development.

We love our homeowners to get to know their neighbours and feel truly at home. To encourage a close-knit community, we're building a mix of spacious 29 one-bedroom and 12 two-bedroom retirement apartments.

All McCarthy Stone retirement properties are designed to be a pleasure to live in, with high spec, high quality fixtures and fittings throughout. Locally, a wealth of local amenities will no doubt lure you and your new friends into the village centre, which is only a few minutes away on foot.

You'll find every comfort has been catered for in your property. Each one has been thoughtfully designed to make maximum use of the space. It's easy to relax knowing there's a friendly House Manager to ensure the smooth running of the development. You will also have the benefit of the stylish homeowners lounge and when it comes to the beautiful maintained garden, you can sit back and enjoy - without lifting a finger.

# DEVELOPMENT OVERVIEW



Ground Floor



- |                      |                                 |                               |
|----------------------|---------------------------------|-------------------------------|
| ● 1 bedroom property | CS - Cycle Store                | P - Plant Room                |
| ● 2 bedroom property | E - Entrance Lobby              | RR - Refuse & Recycling       |
| ○ Communal Areas     | GS - Guest Suite                | S - Store                     |
| ○ Staff Areas        | HMO - House Managers Office     | VIS - Visitor Parking Space   |
|                      | L - Lift                        | ⬤ - Electric Vehicle Charging |
|                      | MSC - Mobility Scooter Charging |                               |

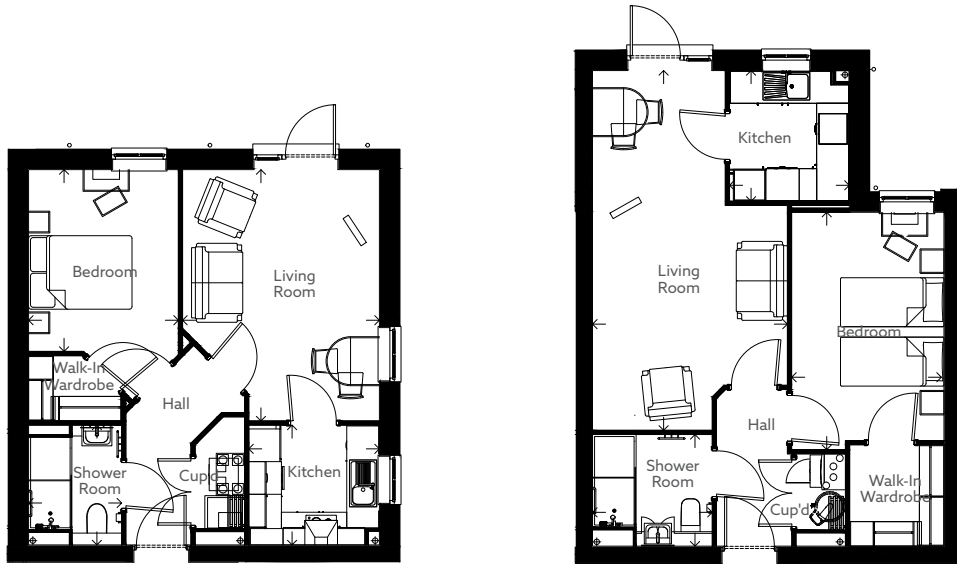
## First Floor



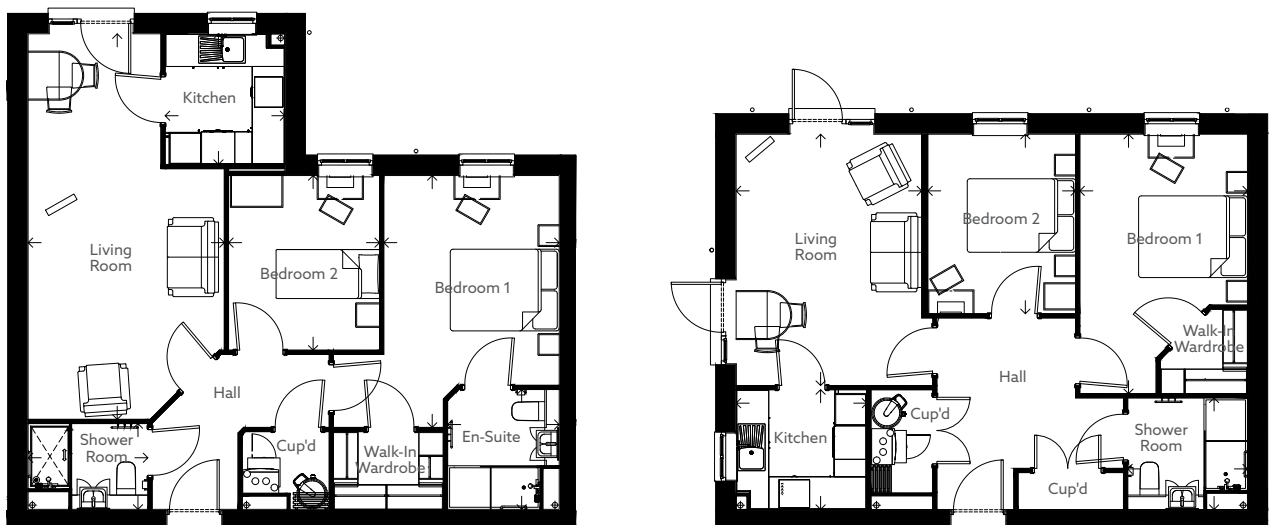
## Second Floor



# TYPICAL ONE BEDROOM APARTMENT LAYOUTS



# TYPICAL TWO BEDROOM APARTMENT LAYOUTS



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. 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.

May 2023



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.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/squadron-house](https://mccarthystone.co.uk/squadron-house)

Squadron House, coming soon  
to Eagle Way, Martlesham Heath, IP5 3SL

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