



Computer generated image

Retirement Living

at Atwood House, Sanderstead









## A warm welcome to Atwood House

Located in Sanderstead, Atwood House is a luxury development boasting a mix of 30 one and two bedroom apartments, designed exclusively for the over 60s.

This Retirement Living development offers you the best of both worlds; the benefit of owning your own home, free from worries of external maintenance or gardening – with support available if you need help with anything.

With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.

Atwood House takes its name from Sanderstead local, John Atwood, who spent most of his childhood in Sanderstead Court and later went on to become the Assistant Governor of the Plymouth Colony in the US state of Massachusetts.

The development is only 14 miles from Central London and well serviced by trains and buses. Located next to All Saints Church and bordering the picturesque Selsdon Park Golf Club, homeowners are treated to a tranquil spot that's also within easy access of London and local amenities.





Typical master bedroom



Typical landscaped gardens

## Apartments designed to make your life easier

Step inside one of our new apartments and you'll wonder why you didn't move years ago. You'll settle in quickly with your own belongings around you, and when family and friends visit, there's more than enough room to entertain them.

### Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances, including a waist-height oven, ceramic hob, integrated microwave, and integrated fridge/freezer. Everything is designed to make cooking and cleaning as effortless as possible. Our stylish bathrooms are designed to offer both functionality and safety. They all have level access showers so you can get in and out easily, lever taps which turn on and off effortlessly and slip resistant flooring.



# Apartment Features

## General

- Double glazing to keep you warm and help reduce your bills
- Walk-in wardrobe to selected apartments
- Telephone and television point in living room and master bedroom
- Balcony or patio to selected apartments
- Sky/Sky+ connection point in living room

## Shower Room

- Fitted and tiled shower room with an easy access, walk-in shower and lever taps for ease of use
- Slip resistant floor tiling
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

## Heating and finishes

- Panel heaters with underfloor heating to the bathroom & kitchen
- Neutral décor to coordinate with your furnishings
- Oak veneered doors
- Chrome door furniture

## Kitchen

- Fitted kitchen with integrated NEFF fridge, freezer, microwave and ceramic hob
- White gloss units
- Mid-height oven to reduce lifting and bending
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

## Safety and security

- Camera entry system for use with a standard TV
- Emergency call points answered 24 hours a day
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for master bedroom
- Fire detection equipment



Typical shower room



Typical kitchen



# Explore Atwood House

## Services

- A dedicated House Manager is based 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 call upon our handyman. As part of your moving package, we'll provide one hour's service within your first 30 days of moving

## Club lounge

The social lounge has been thoughtfully designed by leading interior designers, David Phillips, to create a welcoming space to enjoy meeting new friends, socialising with neighbours or entertaining your guests.

The spacious lounge has been divided into three zones; A quiet seating area for you to relax in, a social drinks and coffee bar where you can enjoy a board game with friends, and cosy snug.

## Beautiful landscaped gardens

We will make sure the professionally maintained landscaped gardens look their best all year round, for you to relax and unwind without having to lift a finger. The development has a large masonry BBQ for you to enjoy with friends, and a stylish timber pergola so you can sit out in the long summer evenings.

## Guest suite<sup>^#</sup>

When friends and family come to visit you can book the on-site guest suite. For a small fee, your guests can stay in the twin room accommodation with an en-suite shower room, TV and tea and coffee making facilities. We will make your guests feel very welcome during their stay, allowing you to enjoy your time together without the added chore of making beds or washing sheets.

## Car parking<sup>^#</sup>

Allocated car parking spaces are available to purchase, please ask your Sales Executive for further details.

## Mobility scooter store<sup>#</sup>

Spaces are available on a first come first served basis.

<sup>^</sup>Extra charge applies. <sup>#</sup>Subject to availability.



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Typical guest suite



Typical living room



**Your dream  
apartment built  
by an award  
winning  
developer**



“You have to look forward and be brave. The decision we took turned out to be one of the best we have ever made.”

Homeowner  
McCarthy & Stone







**With everything  
designed around  
you, experience  
a new level of  
comfort**



## **Providing award winning customer service**

We're incredibly proud to have been awarded a 5-Star rating in customer satisfaction for thirteen consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We're delighted that so many of our homeowners 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.

Since we started in 1977 we've built over 50,000 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.



### 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, insulation and panel heating throughout, 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 you from 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, an intruder alarm and a 24 hour emergency call system, giving 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 is safe and secure.

### A helping hand from our handyman service

We're here to help and will do all we can to get you settled – you can even use our handyman service if you need someone to put up pictures, shelves or hang curtains (we'll give you one hour's time free within your first 30 days of moving into your apartment).

### Put your own stamp on your apartment

Throughout the apartment, the decor is light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully. You'll have plenty of scope to make your apartment your own and incorporate your own personal touches.

"The quality of the finish on the apartments is wonderful and we feel completely secure in our new apartment."

Homeowner  
McCarthy & Stone



Typical master bedroom



Typical kitchen







## We'll help you make the move

Once you've found the perfect apartment, your move couldn't be in better hands. We're with you every step of the way to help plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping over 60,000 people move.

We have a range of moving solutions that are flexible and ensure your move is as easy as possible. For more information; call us, visit us at one of our developments or, if you'd prefer, we can come to you.

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.

"McCarthy and Stone made the experience of moving, which is generally a very stressful one, feel really positive and like a burden had been lifted from my shoulders. They eliminated any sense of worry around purchasing a property off-plan by keeping me regularly updated, informing me of the build progress, and generally just holding my hand throughout the purchase process. I couldn't wish for better."

Homeowner  
Sydney Court, Sidcup

## Our developments take the stress out of being a homeowner

You'll feel at home in your beautiful 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'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance or window cleaning. When it comes to the beautifully landscaped gardens, you can sit back and enjoy it all without having to lift a finger. Energy costs for the communal areas are all budgeted for in one easy service charge.







## A retirement filled with friendship



## Imagine more time to socialise with new friends and neighbours

Atwood House has everything you need to get on with a full and active life. The stunning club lounge opens out to the beautiful landscaped gardens, providing the perfect place to sit back, relax and enjoy your retirement with friends old and new. There's even a guest suite, complete with TV and tea and 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>.

<sup>^</sup>Extra charge applies. <sup>#</sup>Subject to availability. <sup>†</sup>Please speak to Sales Executive for more information on our pet policy.

"It's so much more than we expected - we absolutely love it! We settled in very quickly and have made some great friends. It's wonderful to be surrounded by such welcoming and like-minded people."

Homeowner  
McCarthy & Stone

## Find out more

To register your interest or find out more about buying a McCarthy & Stone Retirement Living apartment at Atwood House, call us on **0800 201 4106** or visit **[mccarthyandstone.co.uk/atwood-house](https://mccarthyandstone.co.uk/atwood-house)**

A photograph of a modern shopping center with a glass facade. The word 'centrale' is written vertically on a yellow-tinted glass section, and 'next' is written vertically on a brown-tinted glass section. To the left, a historic building with a dome and a clock face is visible. A large green tree is on the right side of the image.

## Discover Sanderstead

Located in the London Borough of Croydon, the village of Sanderstead is steeped in history, with recent excavations discovering artefacts from the Mesolithic Period, 12,000 years ago. Once known as a farming community, Sanderstead formed a parish in 1915 and is mentioned in the Domesday Book. The Grade I Listed All Saints' Church located next the development dates back to the 13th century and is a focal point for the area.

Atwood House is situated at the heart of the village and nearby amenities include both a Sainsburys and Waitrose supermarket, coffee shops and restaurants, and an optician, chemist and dentist. The bustling town of Croydon can be easily reached by local buses and provides a wider selection of restaurants and shops, including the popular Centrale Shopping Centre.


Nature-lovers will enjoy the array of beautiful parks and gardens on offer in Sanderstead, ideal for walking around on a sunny day, while history enthusiasts will love to check out the fascinating Croydon Museum, only three miles away.

For those who enjoy golf, the development borders Selsdon Estate Golf Club, offering a welcome pass time for many retirees. Sanderstead Cricket club is less than a quarter of a mile away and plays both over 60's and over 70's teams.



# The perfect location for retirement living





**Atwood House**

1

Bus stop

2

Supermarket

3

Post Office

4

Cafe

5

Pharmacy

6

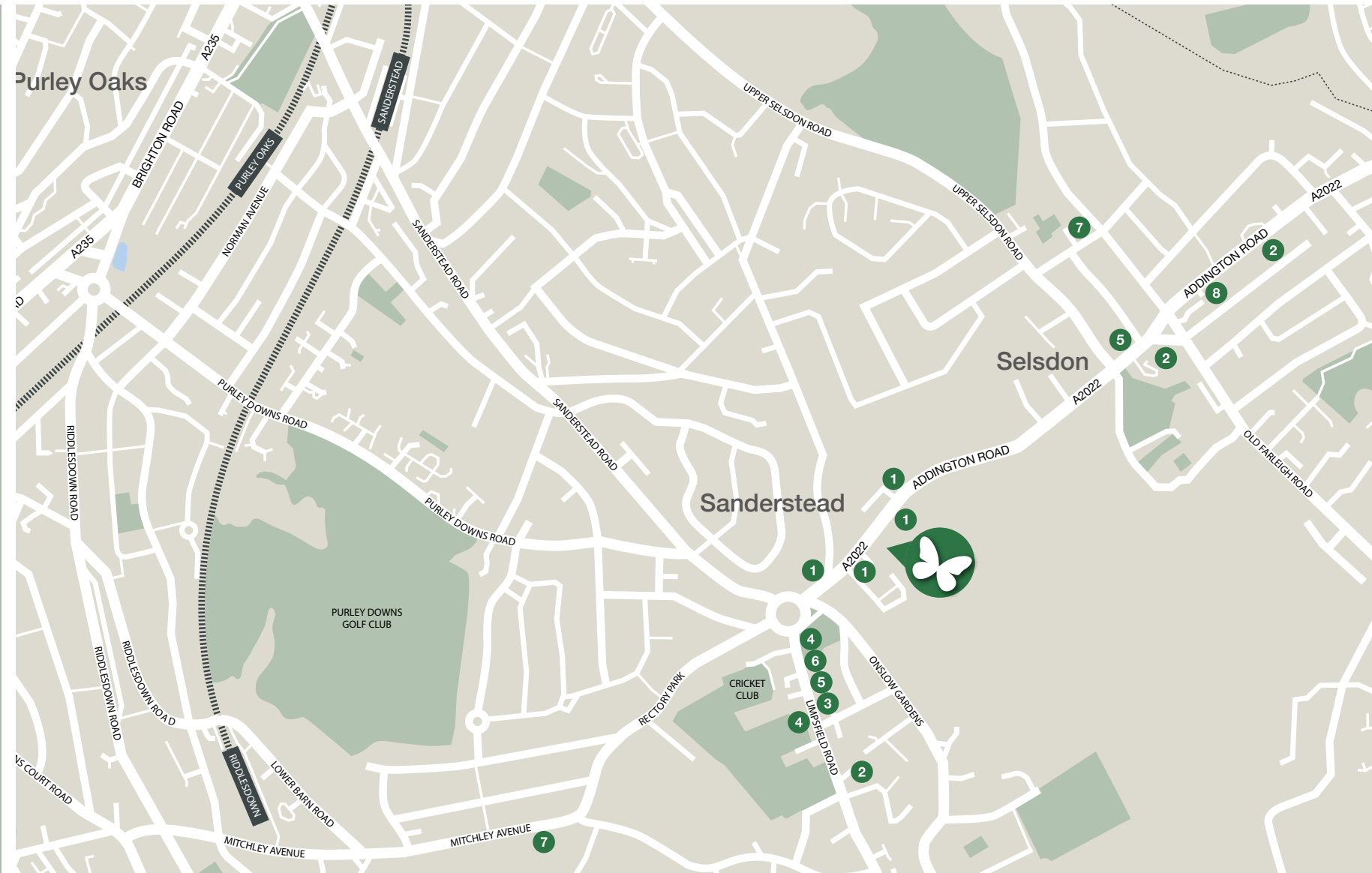
Hairdressers

7

Doctors

8

Bank



# Development layout

## Ground floor

### Key

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

- CL - Club lounge
- EN - Entrance
- L - Lift
- MS - Mobility scooter store
- OF - Office
- P - Plant
- RR - Refuse & Recycling
- S - Stairs
- T - Communal toilet








# Development layout

## First floor

### Key

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




- L - Lift
- P - Plant
- S - Stairs
- ST - Store room



# Development layout

## Second floor

### Key

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

- GS - Guest suite
- L - Lift
- P - Plant
- S - Stairs



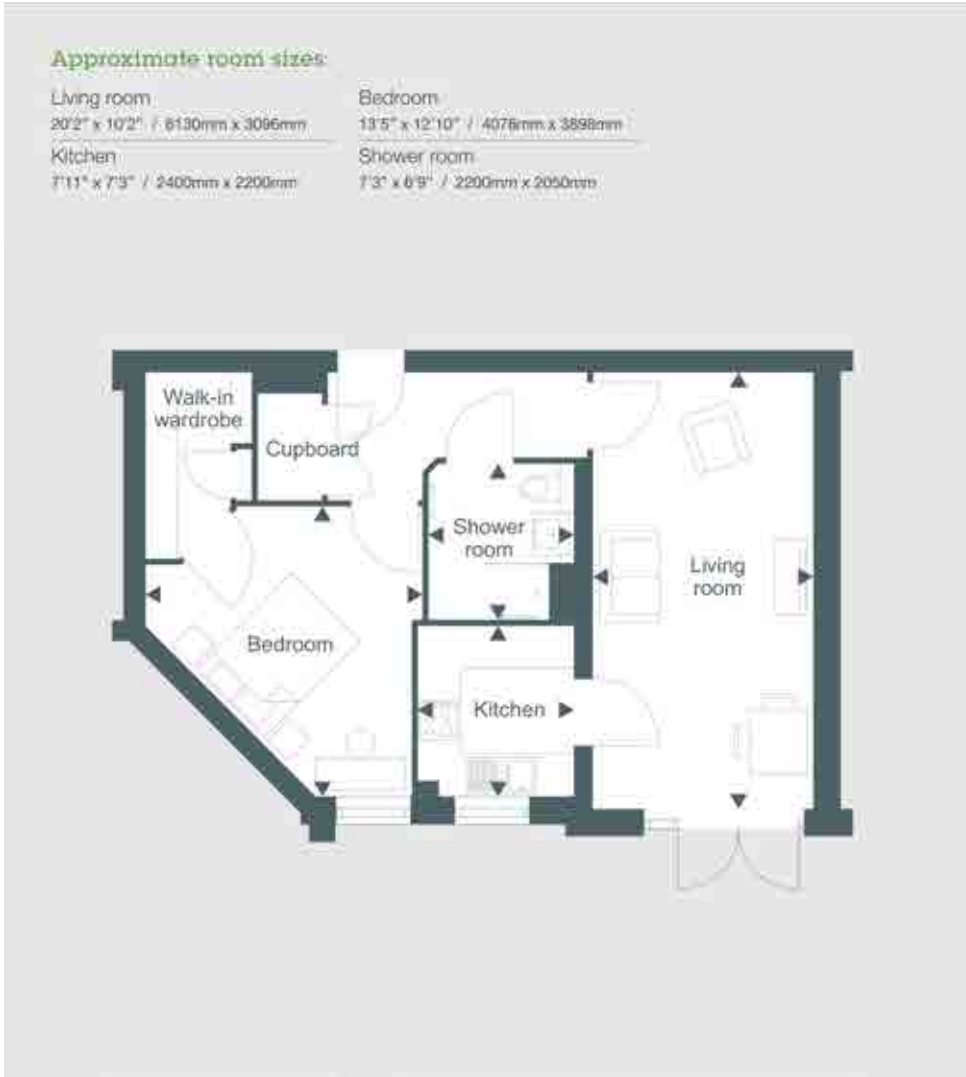


# One bedroom

4 | 16



5 | 17 | 22



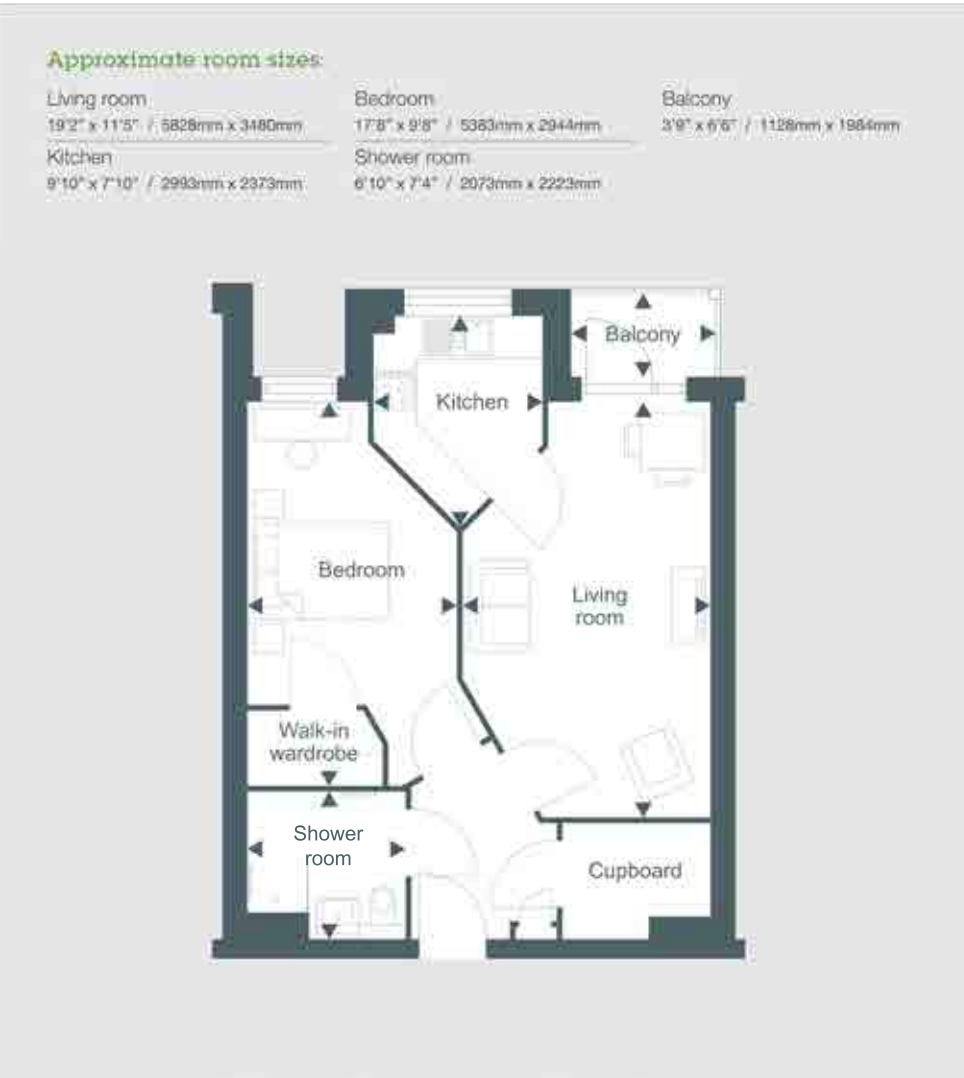
Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

# One bedroom

10



12 | 23 | 31



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# One bedroom

25



30



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# Two bedroom

1 | 11



2 | 3 | 9 | 14 | 15

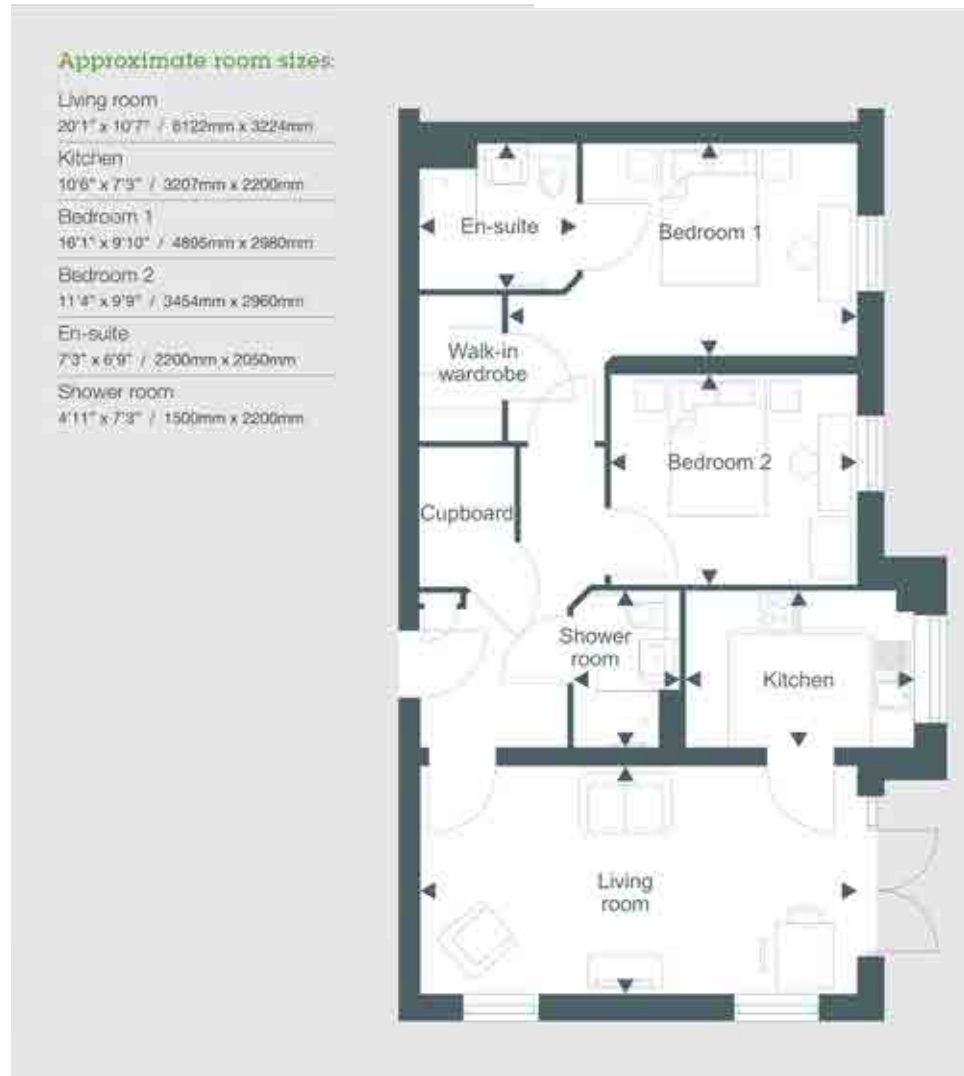


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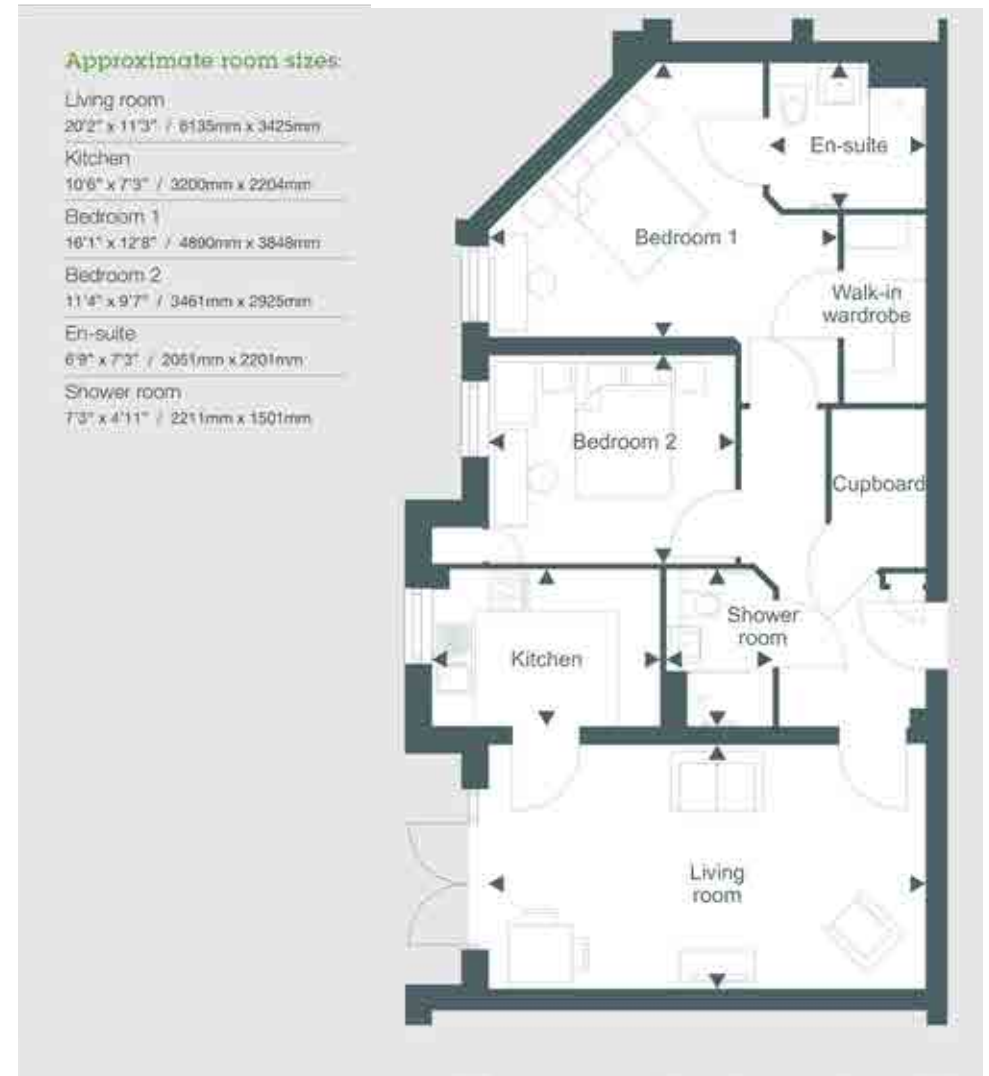


# Two bedroom

6 | 7 | 19 | 20



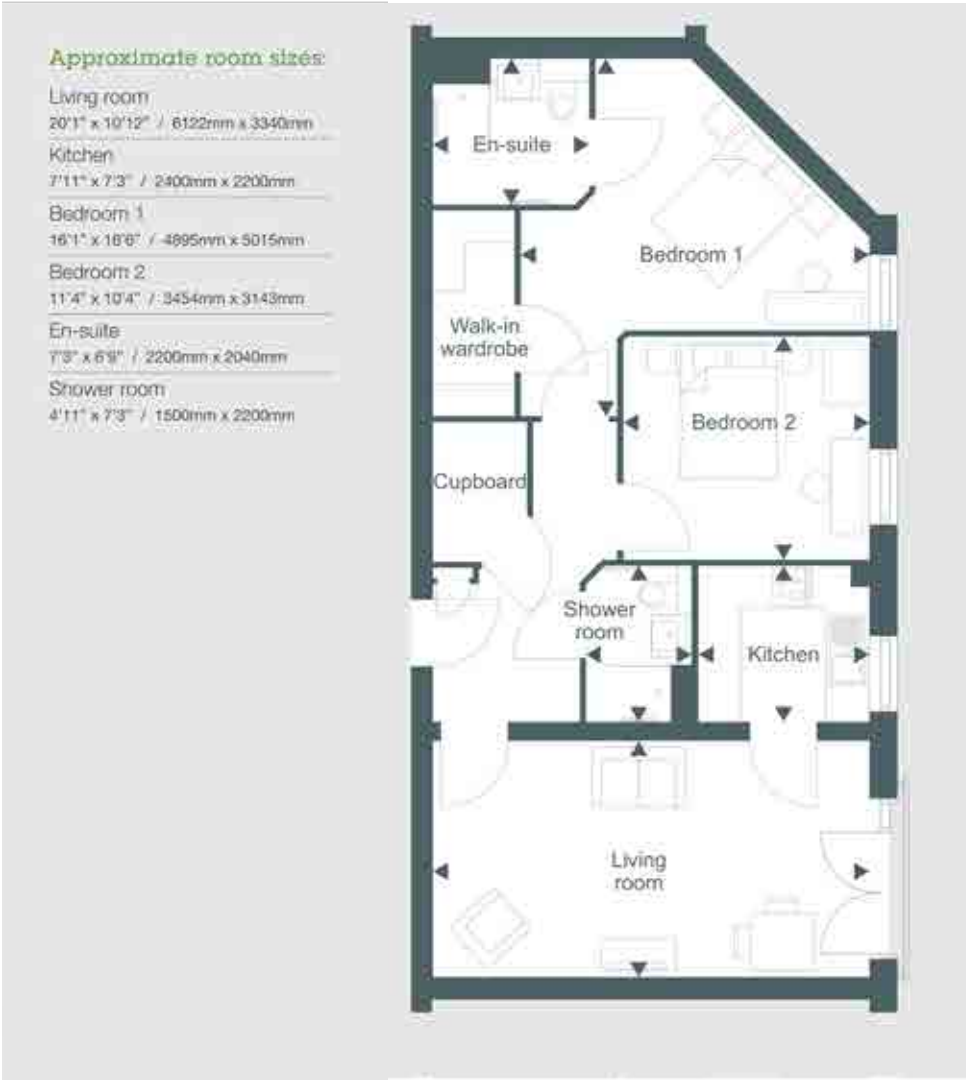
8 | 21



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# Two bedroom

18



24



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# Two bedroom

26



27



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# Two bedroom

28



29



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## We'd be delighted to tell you more about Atwood House

Meet with our dedicated Sales Executive to find out more about apartment plans and prices and reserve the apartment of your choice off-plan.

**0800 201 4106**

### We'll help you make the move

Once you've reserved your apartment, you can sit back and relax.

We will assist you every step of the way, from de-cluttering and packing to working closely with your estate agent. After all, we have years of experience in helping people move.

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Atwood House, Addington Road, Sanderstead, South Croydon, Surrey, CR2 8AX  
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