Perran Lodge

Narrowcliff | Newquay

Thinking Retirement...Think Churchill

Churchill
Retirement Living

Home is at the heart of a fulfilling retirement

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

Typical apartment lounge

Spencer J. McCarthy
Chairman and Chief Executive Officer

Clinton J. McCarthy
Managing Director

"At Churchill Retirement Living, we continually strive to be your retirement housebuilder of choice for an independent, secure and fulfilling lifestyle.

We hope this introduction to Churchill Retirement Living is of interest to you.

We look forward to keeping you informed of progress on Perran Lodge and hope to meet you soon."

If you're young at heart and are looking forward to exploring what retirement living has to offer, look no further than Churchill.

For more information call us FREE on
0800 783 7661
or visit
churchillretirement.co.uk

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 can enjoy outings, visits and holidays, knowing that your home is safe and 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 six 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, fulfilling 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 Millstream Management Services. 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, be on hand to sort out any problems and relieve any worries you might have.

"Brindley Lodge immediately struck us as modern, clean and new, and the helpful sales staff and Lodge Manager were all so warm and welcoming that we soon knew this was the place for us."

Les and Anne Roberts, Brindley Lodge, Sale

An ideal location, close to all you need

Located on Narrowcliff with glorious uninterrupted sea views, Perran Lodge is a stylish development of 48 one and two bedroom retirement apartments.

Bordered by seven glorious sandy beaches, Newquay is one of the nation's favourite seaside towns. Situated on the North Atlantic coast of Cornwall, this town is blessed with picturesque coastlines and beautiful open spaces to explore at your leisure.

The development is well located for a good selection of local shops and amenities including a Post Office, a bank, a pharmacy, a doctor's surgery, a bakery, beauticians and hairdressers.

The town centre is just a short distance away for shopping and entertainment, and offers a more comprehensive range of amenities, with a mix of national and local retailers. The Lane Theatre is a great live venue for popular plays and brand new works performed by the Newquay Dramatic Society. The Lighthouse Cinema which opened in 2011 is a contemporary purpose-built facility with four screens which are all easily accessible. The town itself hosts an exciting events calendar that you can immerse yourself into, with sporting, musical and food events to name but a few. There is something to see and do for everyone.

Perran Lodge enjoys sea views across the Barrowfields and further along the coast to Lusty Glaze, and many apartments feature private balconies to take advantage of the enviable location. Situated just a stone's throw away from the popular South West Coast Path are walks to suit all ages and abilities, from short beachside rambles, to more strenuous cliff routes. Take advantage of Trenance Gardens, an Edwardian public garden in the heart of Newquay, complete with a boating lake and lakeside cafe.

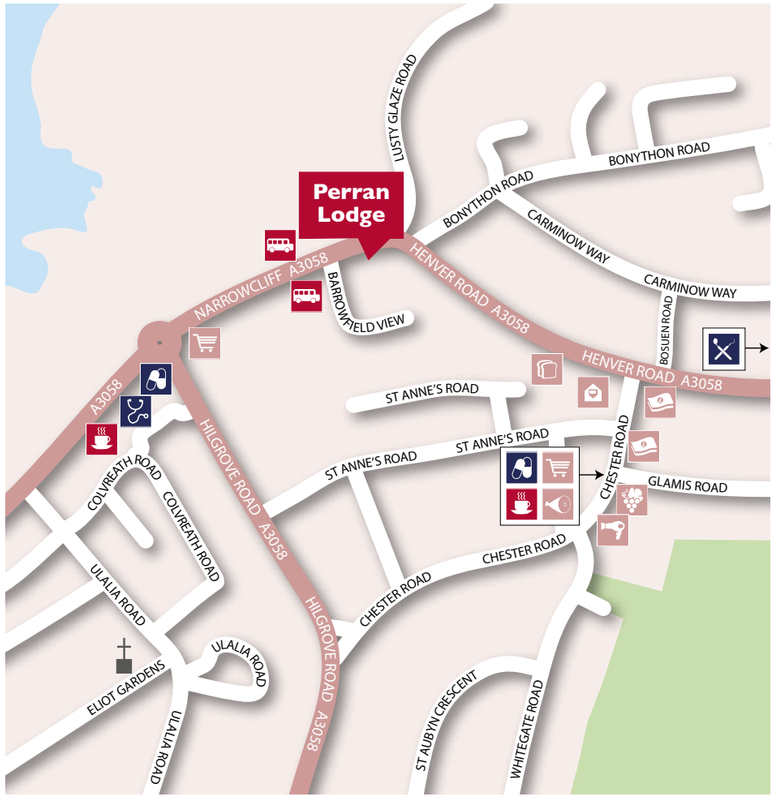
The town's railway station is 0.5 miles from the development and has a branch line service to the main line at Par. Local buses also stop close to the front of the development. Cornwall Airport lies just under five miles from the town and offers flights to a number of UK and European destinations including London Gatwick, London Stansted, Amsterdam and Madrid.

This popular town is perfect for retirement, with the development offering spectacular views and all the amenities you need within walking distance. For coastal retirement destinations, it really doesn't get any better than Newquay!

Newquay Harbour

View across the Barrowfields

Towan Beach and The Island



Local amenities within easy reach of Perran Lodge

Medical

- Dentist
- Pharmacy
- Doctor

Leisure

- Bus stop
- Church
- Cafe

Shopping

- Bakery
- Hairdresser
- Bank
- Post Office
- Butcher
- Supermarket
- Greengrocer

The development and facilities at Perran Lodge

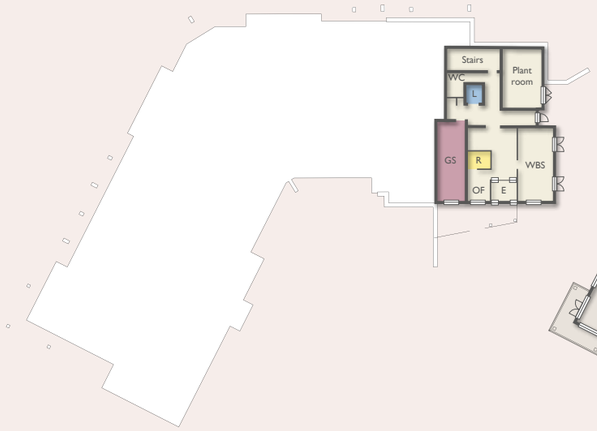
Site and Ground Floor

- Reception
- Lift
- Owners' Lounge
- Communal areas
- One bedroom apartment
- Two bedroom apartment
- Guest Suite

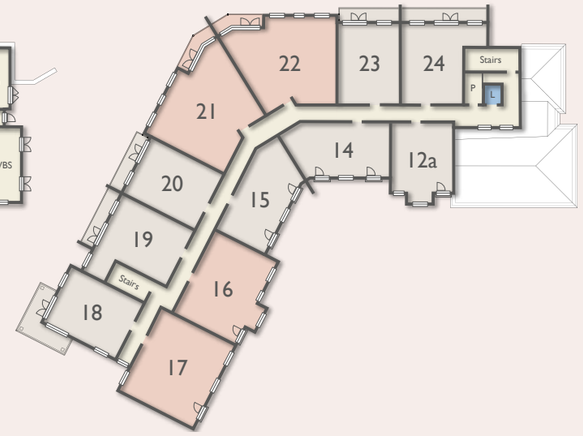
BS	Buggy store
CB	Coffee Bar
E	Entrance
GS	Guest Suite
L	Lift
OF	Office
P	Plant Room
R	Reception
WC	Cloakroom
WBS	Wellbeing Suite

Typical gardens

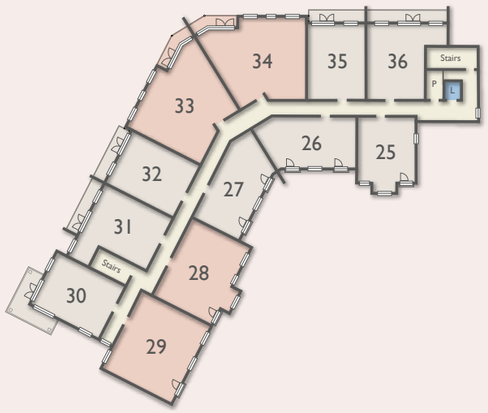
Typical gardens



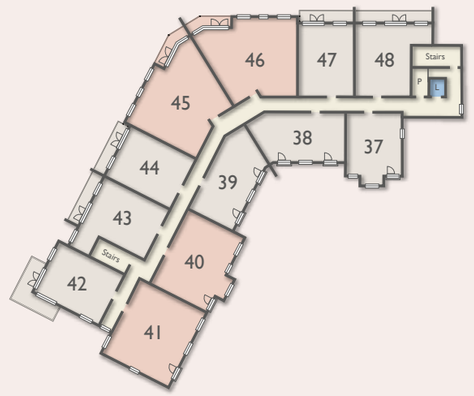
Lower Ground Floor



First Floor



Second Floor



Third Floor

Your perfect apartment

There is a choice of one and two bedroom apartments, which may 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	7'2" x 9'5"	2195mm x 2850mm	Shower room	5'6" x 6'11"	1665mm x 2100mm
Living room	10'7" x 16'7"	3215mm x 5050mm	Bedroom	9'3" x 17'6"	2830mm x 5335mm

Typical two bedroom apartment layout

Kitchen	7'8" x 8'1"	2325mm x 2465mm	Bedroom one	9'3" x 16'2"	2805mm x 4935mm
Living room	10'6" x 19'2"	3205mm x 5835mm	Bedroom two	9'4" x 14'4"	2845mm x 4360mm
Shower room	5'6" x 6'11"	1665mm x 2100mm			

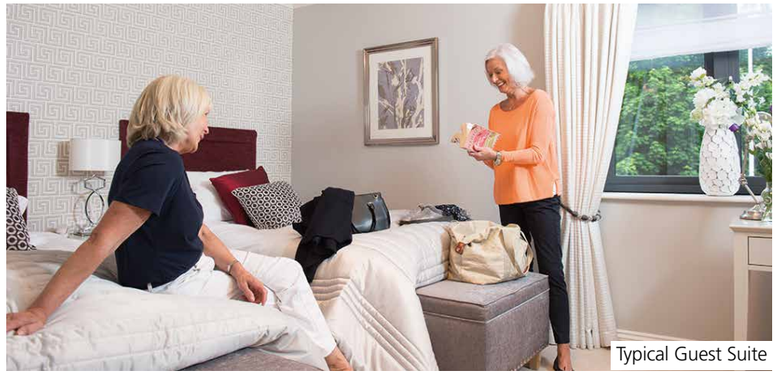
Cloakrooms available in selected two bedroom apartments. All dimensions are maximum room size.

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

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

Computer generated illustration of Perran Lodge

Porth Beach



Typical Guest Suite

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 place you'll be proud to live in.

The beautifully furnished Owners' Lounge is a popular feature in our developments and 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 a Churchill Retirement Living development.

Our dedicated Lifestyle & Events Manager coordinates a regular programme of fun and social events in all our developments throughout the year.

These can include cheese and wine tasting, fashion shows, cocktail mixology classes, tea dances, tribute acts, and more. Many developments also run group fitness classes for everything from Zumba to yoga.

Our summer Garden Parties, Macmillan coffee mornings and winter Warming Mornings run at regular intervals throughout the year, and many of our developments celebrate national events and royal celebrations.

Owners can also organise their own group activities, and our developments up and down the country have a range of gardening clubs, jigsaw, knitting, bridge, chess and indoor bowls clubs to name just a few.

"When my friends come to visit they often comment on what a lovely atmosphere we have in the Owners' Lounge, where there is always a warm and friendly welcome for anyone new. It's nice to know there's company there when we want it, and you'll be sure to find somebody having a coffee."

Dennis Pratt, Hawthorn Lodge, Farnham

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 call alarm system is also provided via a discreet personal pendant, which connects to a modern digital call alarm system found in your hallway. In an emergency, this system provides direct contact to either your Lodge Manager when on duty, or a member of the support team, 24 hours a day, 365 days a year. This digital system also provides you with video (audio only if preferred) calls to help you keep in touch with your neighbours.

Video door entry is also provided through the call system, allowing you to view a visitor on the large display screen before letting them in at the main entrance.

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

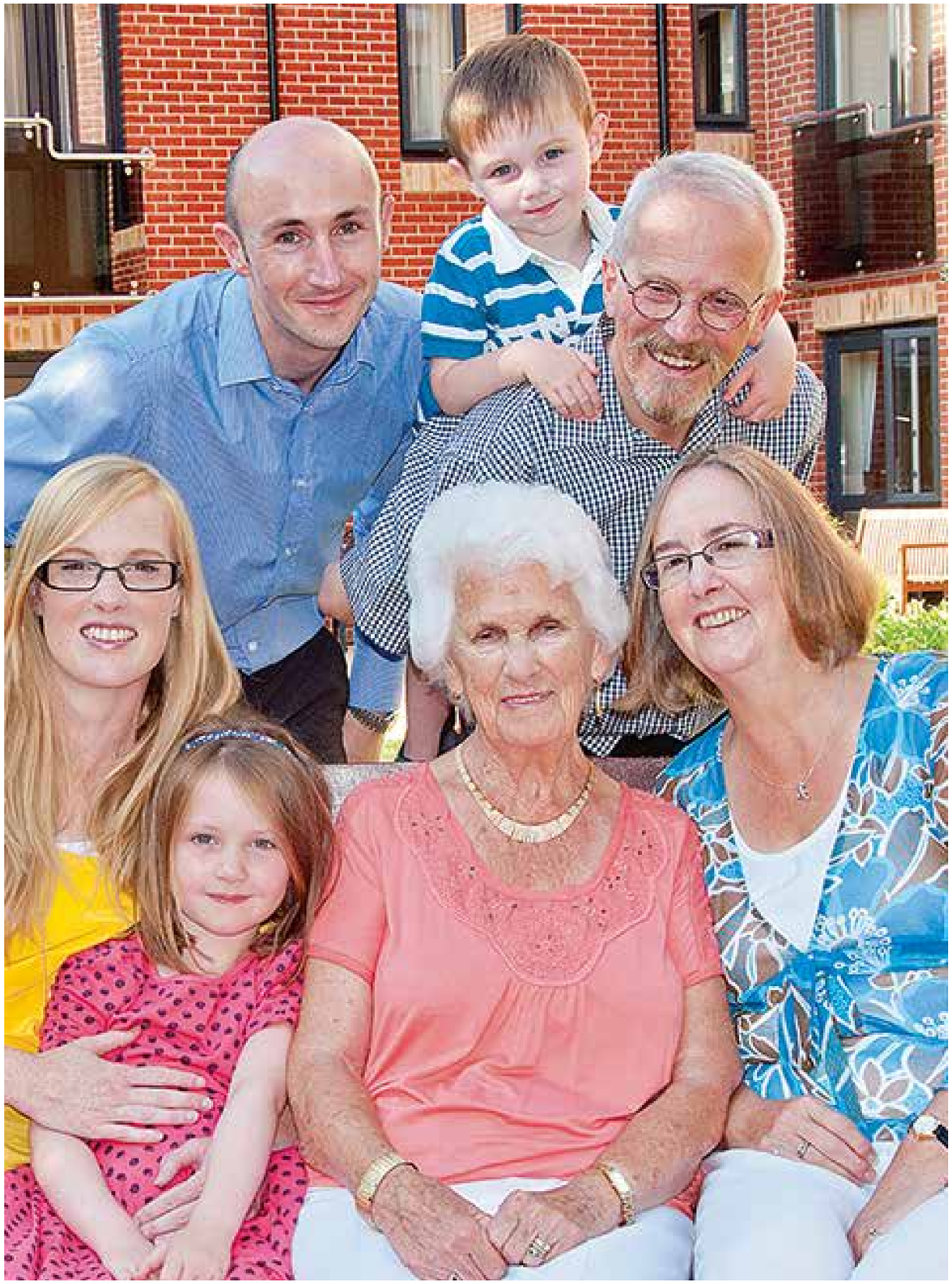
Sophisticated fire and smoke detection systems are fitted in all apartments and throughout the communal areas. Both the intruder and fire alarm systems are connected to the digital call alarm system.

Finally - and 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.

"I've treated myself to brand new furniture for my apartment, and it's a wonderful new home. Even better, I don't have to worry about planning for the future anymore, I'm here to stay and enjoy my retirement years."

Sue Hanmore, Greenacres Lodge, Warlingham



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 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 coordinated, they are specifically designed to be pleasing to the eye.

Kitchens are modern with colour coordinated worktops including built in washer/dryer, fridge and 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 selected 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 from having full control of their heating via thermostats and programmers, whilst always having domestic hot water on tap. All this comes 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.

*Eight plots have bathrooms with en suites to bedroom one.

Typical apartment lounge

Typical apartment kitchen

Typical Owners' Lounge

Safety and security

- Secure video door entry linked to your digital call alarm system
- 24-hour Careline support system provided via a digital call system
- Intruder alarms to all 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
- Brushed stainless steel, waist height oven
- Brushed stainless steel chimney hood
- Ceramic hob
- Stainless steel sink with mixer taps
- Zanussi washer/dryer
- Slip resistant 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 main entrance of the development
- Lodge Manager
- Fully furnished Owners' Lounge and Coffee Bar
- Fully furnished Guest Suite
- Wellbeing Suite
- Refuse room
- Double glazing throughout
- Telephone and television points in living room and main bedroom
- Fitted mirrored wardrobes to main bedroom
- Illuminated light switches
- Home internet shopping service*
- Constructed to NHBC standards with 10 year home warranty
- Shoppers entrance located at the front of the property

*Online shopping for groceries is available through your 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 and 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 Executives 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 Executives 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, 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. In addition, 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 every six months, 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.

Perran Lodge

Narrowcliff, Newquay, Cornwall TR7 2FT

Please contact us on

0800 783 7661

churchillretirement.co.uk

The retirement housebuilder of choice for an independent, secure and fulfilling lifestyle

Connect with us on Facebook & Twitter

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Tel: **0800 783 7661** Email: **enquiries@churchillretirement.co.uk**

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.

30/01/18

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