

Welcome to Dawson Grange

Dawson Grange is McCarthy and Stone's new development of luxury Retirement Living apartments in Ripon. This stunning development offers a collection of one and two bedroom apartments exclusive to people aged 60 and over. It provides a rare opportunity to own a high quality and stylish home that has been carefully designed to allow you to retain your independence for longer.

At Dawson Grange you can enjoy your beautiful apartment free from the worry of exterior maintenance. Feel safe and secure with a camera entry system linked to your TV in your apartment and emergency call points answered 24 hours a day. What's more when you feel like company, the social lounge is a welcoming space where you can socialise with friends and neighbours.



Kirkgate, Ripon

- Convenient location
- Low maintenance apartments
- Social lounge
- Guest suite#
- 24 hour emergency call system
- Camera door entry system
- Lift to all floors
- Landscaped gardens
- Private parking#



Ripon Cathedral

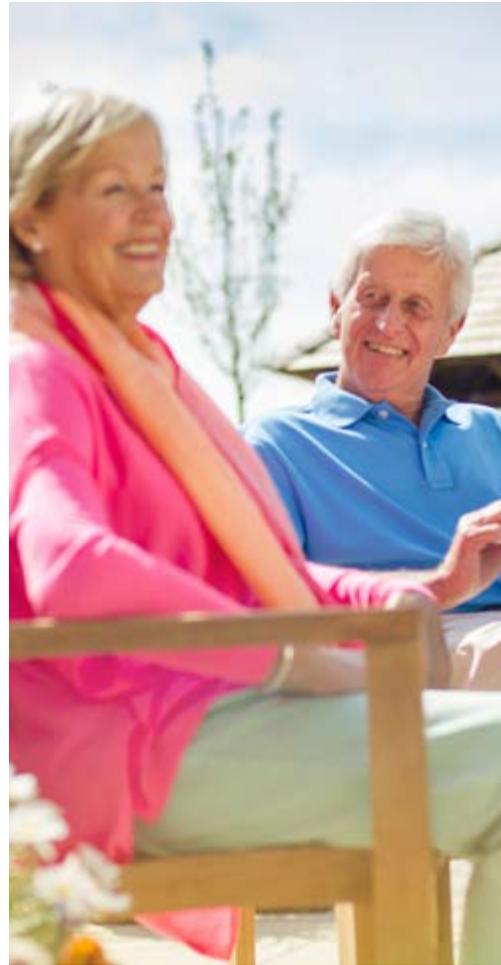
#Subject to availability. Additional charge applies.

Live life your way

Whether you want to move closer to family, free up funds or are simply looking for a beautiful new home, Dawson Grange provides properties of genuine quality to meet your needs.

Living in a McCarthy and Stone apartment means those time consuming chores such as external maintenance and external window cleaning are taken care of by our expert team at McCarthy and Stone Management Services.

McCarthy and Stone Management Services maintain our developments to a high standard, providing an excellent and efficient service for our homeowners day in, day out. This is why at Dawson Grange you can relax in the knowledge that more time is your time; instead of spending hours looking after your property, you can concentrate on those hobbies and activities you really enjoy.



“Cosgrove Hall is a very sociable place and we really enjoy the active social life. We have regular coffee mornings and films nights and there is always someone to talk to.

However, having your own apartment means that if you prefer your own company, there is complete privacy in your own home.”

Homeowner,
Cosgrove Hall, Manchester





Enjoy companionship and security

At the centre of this Retirement Living development you will find the House Manager who will be on hand Monday to Friday ensuring things run smoothly day to day.

A 24 hour emergency call system ensures you will have assistance should you ever need it and a fully monitored smoke detector and intruder alarm helps ensure the safety of your property when you are not at home.

Peace of mind also comes from a camera door entry system linked to your TV, so you can see who is there before letting anyone in.

When you feel like company, the beautifully appointed social lounge makes a welcoming space to meet with friends and neighbours.

When family or friends come to visit, the luxury guest suite[^] is a comfortable place for them to stay and as a McCarthy and Stone homeowner, you will be entitled to stay in the guest suite at developments throughout the UK[~]. You can use them to enjoy a city break in the major cities including Edinburgh, London and York or spend time in the country or by the coast.

We also understand how important a pet can be in your life so you are welcome to bring a well-behaved pet to live with you in your apartment.*

[^] Subject to additional charge and availability. *Please speak to the Sales Executive for more information about our pet policy.
[~] Guest suites available at developments managed by McCarthy and Stone only.

The little details matter

The little details matter every bit as much to McCarthy & Stone as they do to you. A touch more here and some extra attention there can make all the difference to your contentment. Every McCarthy & Stone apartment is specifically designed to make life easy and comfortable.

Features at Dawson Grange include spacious living and dining areas and modern fully fitted kitchens with integrated appliances including a waist height oven, a microwave, a ceramic hob and fridge/freezer. Main bedrooms benefit from either a walk-in or fitted wardrobe while modern bathrooms enjoy a host of superior features. Selected apartments offer a patio, private walk out balcony or Juliet balcony.

The well maintained grounds include landscaped gardens, a seated patio area and a private car park.[^]



Typical interior



Typical kitchen



[^] Subject to availability. ^{*}Additional charges apply.



General

- Contemporary design and finishes throughout
- Open plan living /dining areas
- Walk in or fitted wardrobe to master bedrooms
- Utility cupboard with washer/dryer
- Patio, walk out balcony or Juliet balcony to selected apartments

Kitchen

- Modern fully fitted kitchen
- Integrated appliances
- Tiled floor
- Waist height oven
- Ceramic hob
- Extractor hood
- Fridge/freezer
- Microwave

Shower rooms

- Tiled floors/part tiled walls
- Low profile shower set
- Heated towel rail
- Mirror
- Vanity Unit
- Ensuite to all 2 bedroom apartments

With double glazing, insulation and panel heaters throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst helping to reduce your heating bills. Sky* connection points are fitted in the living room while telephone and TV points can be found in the living room and master bedroom.

Every apartment comes with a two year warranty for most aspects of the construction, backed up by the reassurance of an NHBC guarantee which covers major structural defects for a further eight years.



Typical second bedroom / study



Typical shower room

*Subject to subscription

There is plenty on your doorstep in Ripon

If you are looking for an active retirement or simply a beautiful apartment in one of Yorkshire's most desirable postcodes, it would be hard to find a better all-round choice than the beautiful cathedral city of Ripon. One of the smallest cities in England, Ripon is renowned for its charm and warm hospitality.

It offers some of Yorkshire's finest tearooms, restaurants and bars, a wide variety of boutiques and a range of independent shops all creating a unique sense of character. Have fun shopping at the weekly market in Market Place with its traditional offerings including sweet stalls, clothing, fresh food and flowers or listen to the traditional ceremony of the Ripon Hornblower 'setting the watch' which takes place nightly at 9pm.

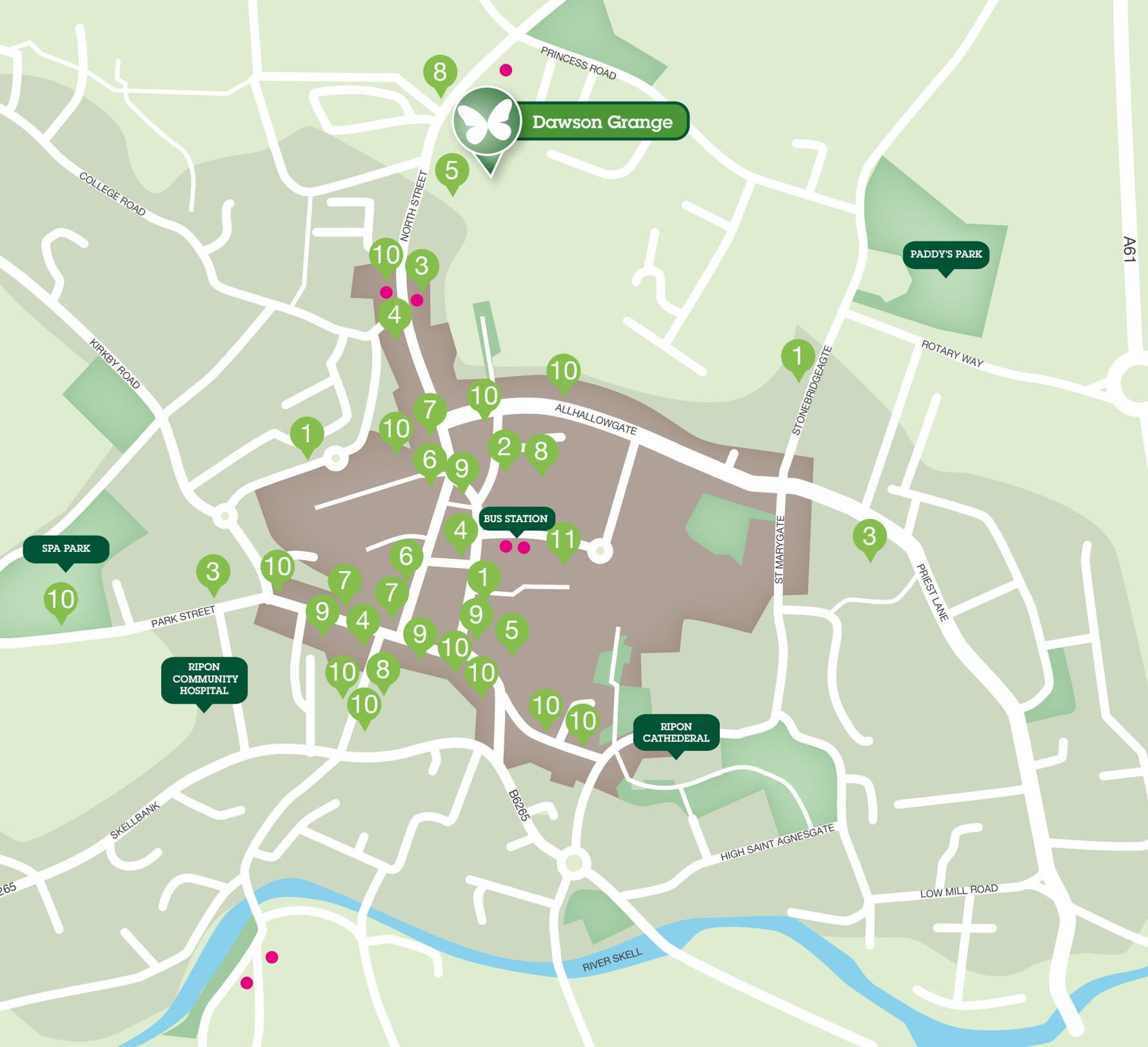
If you are an admirer of stunning architecture, you will enjoy visiting Ripon Cathedral or the monastic ruins of Fountains Abbey which is located less than 4 miles from Dawson Grange.

Lovers of the outdoors can take a waterside stroll along Ripon Canal or wander amongst the beautiful flower displays at Ripon Spa Gardens. The gardens host band concerts on Sunday afternoons throughout the summer.

Ripon offers all the facilities you might look for on a regular basis when you retire: supermarkets, banks, pharmacies, medical centres, opticians and dentists. In a convenient location, Dawson Grange allows easy access to all that is available.

Good transport links ensure your family are always close by. The nearby A61 and A1 provide easy access to towns and cities throughout the region such as Harrogate, York and Leeds each with their own mix of cultural, retail and entertainment options.





Dawson Grange

North Street, Ripon

- 1 SUPERMARKET
- 2 POST OFFICE
- 3 MEDICAL CENTRE
- 4 ATM
- 5 PETROL STATION
- 6 OPTICIANS
- 7 PHARMACY
- 8 DENTIST
- 9 BANK
- 10 RESTAURANTS / BARS
- 11 LIBRARY

-  BUS STOPS
-  PARKS
-  SHOPPING AREAS

We'll help you make the move

With McCarthy and Stone, your move could not be in safer hands. From the point you reserve your new apartment to the day you move in, we will be there to support you.

As part of our Smooth Move package we will liaise with your Estate Agent and contribute to the cost when you sell your existing property using our recommended selling agents*.

We will also liaise with your solicitor and pay towards your legal fees when you use one of our preferred independent solicitors.

We can arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed, taken to your new apartment and safely unpacked again. They will even help you declutter if you wish.

If you need someone to put up pictures, shelves or hang curtains when you move in, a contribution will be made towards the cost of a handyman.

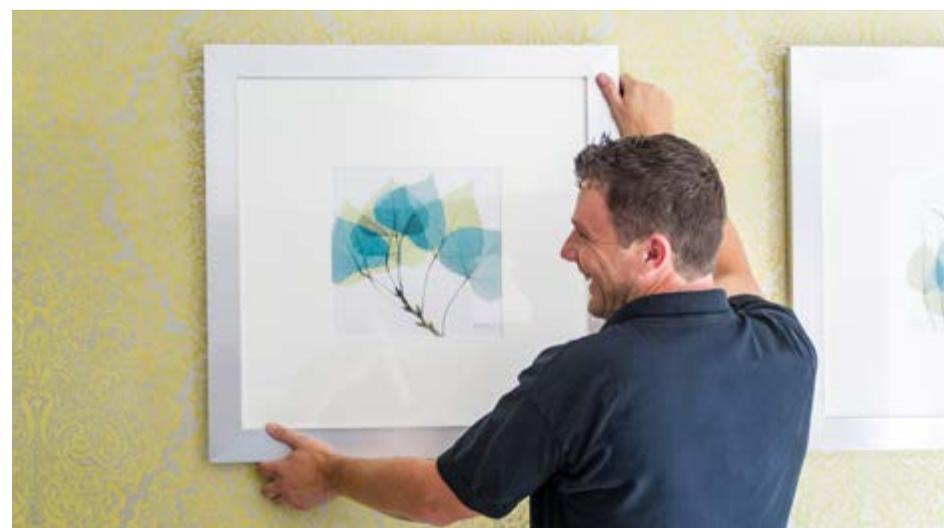
All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a 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 Executive before travelling to view. Details correct at time of print.

*Terms and conditions apply. Visit mccarthyandstone.co.uk/smoothmove or speak to a sales executive for more details.



“When the time came to make the move I didn’t have to do a thing. It was all arranged for me and went without a hitch. When I entered my new apartment I knew I had made the right choice.”

Jackie Follet
Homeowner, Isle of Wight



Dawson Grange

Typical one bedroom apartment

The apartment at a glance:

General

- NHBC 10 year guarantee
- Double glazing throughout
- Walkout balcony, Juliet balcony or patio to selected apartments
- Telephone and television points in living room and bedroom
- Sky/Sky+ connection point in living room~
- Raised sockets
- Car parking available on site^^
- Carpets and floor tiling throughout

Bedroom

- Walk in or fitted wardrobe

Shower room

- Slip resistant tiles
- Part tiled walls
- Low profile shower set
- Grab rail
- Heated towel rail
- Chrome fittings
- WC
- Vanity unit

Heating and finishes

- Electric panel heating
- Oak veneered internal doors
- Chrome door furniture

Safety and security

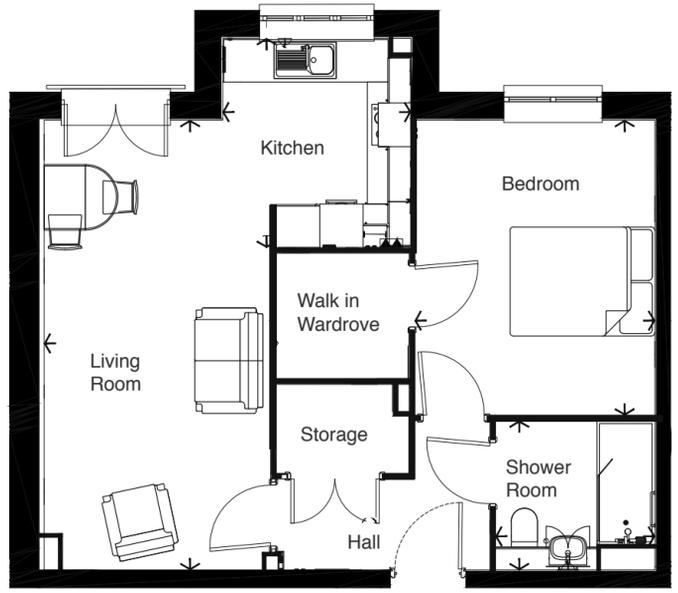
- 24 hour emergency call system
- Camera door entry system linked to your TV
- Smoke detector and intruder alarm
- Illuminated light switches in the bedroom and shower room

Kitchen

- Woodbury Ivory kitchen
- Bosch Cooker hood
- NEFF waist height oven
- NEFF microwave
- NEFF easy clean hob
- BEKO integrated fridge freezer
- Under cabinet lighting
- Tiled floor

Utility cupboard

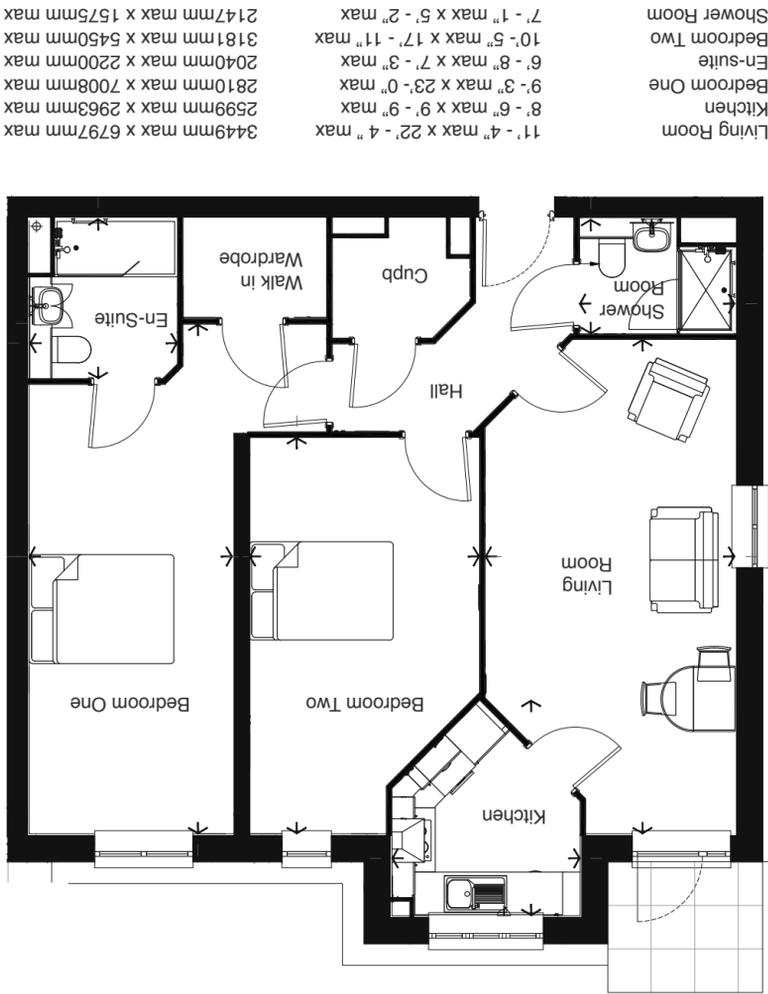
- NEFF standalone washer dryer
- Mechanical Ventilation Heat Recovery
- Off peak hot water cylinder



Living Room	10' - 7" max x 20' - 3" max	3231mm max x 6182mm max
Kitchen	8' - 6" max x 9' - 5" max	2599mm max x 2875mm max
Shower Room	7' - 3" max x 6' - 9" max	2200mm max x 2050mm max
Bedroom	10' - 10" max x 13' - 4" max	3314mm max x 4055mm max

^Subject to subscription. Free upgrade for SkyQ connection points upon request. *Extra charges apply *Subject to availability

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Living Room	11' - 4" max x 22' - 4" max	3449mm max x 6797mm max
Kitchen	8' - 6" max x 9' - 9" max	2599mm max x 2963mm max
Bedroom One	9' - 3" max x 23' - 0" max	2810mm max x 7008mm max
Bedroom Two	6' - 8" max x 7' - 3" max	2040mm max x 2200mm max
En-suite	10' - 5" max x 17' - 11" max	3181mm max x 5450mm max
Shower Room	7' - 1" max x 5' - 2" max	2147mm max x 1575mm max

- NEFF standalone washer dryer
 - Mechanical Ventilation Heat Recovery
 - Off peak hot water cylinder
 - Slip resistant tiles
 - Low profile shower set
 - Part tiled walls
 - Grab rail
 - Heated towel rail
 - Chrome fittings
 - WC
 - Vanity unit
 - Walk in or fitted wardrobe to the master bedroom
 - Woodbury Ivory kitchen
 - Bosch cooker hood
 - NEFF waist height oven
 - NEFF microwave
 - NEFF easy clean hob
 - BEKO integrated fridge freezer
 - Under cabinet lighting
 - Tiled floor
- ### Utility cupboard
- NEFF standalone washer dryer
 - Mechanical Ventilation Heat Recovery
 - Off peak hot water cylinder
- ### Shower room and en-suite
- Slip resistant tiles
 - Low profile shower set
 - Part tiled walls
 - Grab rail
 - Heated towel rail
 - Chrome fittings
 - WC
 - Vanity unit
- ### Bedrooms
- Walk in or fitted wardrobe to the master bedroom
 - Woodbury Ivory kitchen
 - Bosch cooker hood
 - NEFF waist height oven
 - NEFF microwave
 - NEFF easy clean hob
 - BEKO integrated fridge freezer
 - Under cabinet lighting
 - Tiled floor
- ### Kitchen
- Electric panel heating
 - Oak veneered internal doors
 - Chrome door furniture
- ### Heating and finishes
- Oak veneered internal doors
 - Chrome door furniture
- ### Safety and security
- Camera door entry system linked to your TV
 - Smoke detector and intruder alarm
 - Illuminated light switches in the master bedroom and shower rooms
 - 24 hour emergency call system

The apartment at a glance:

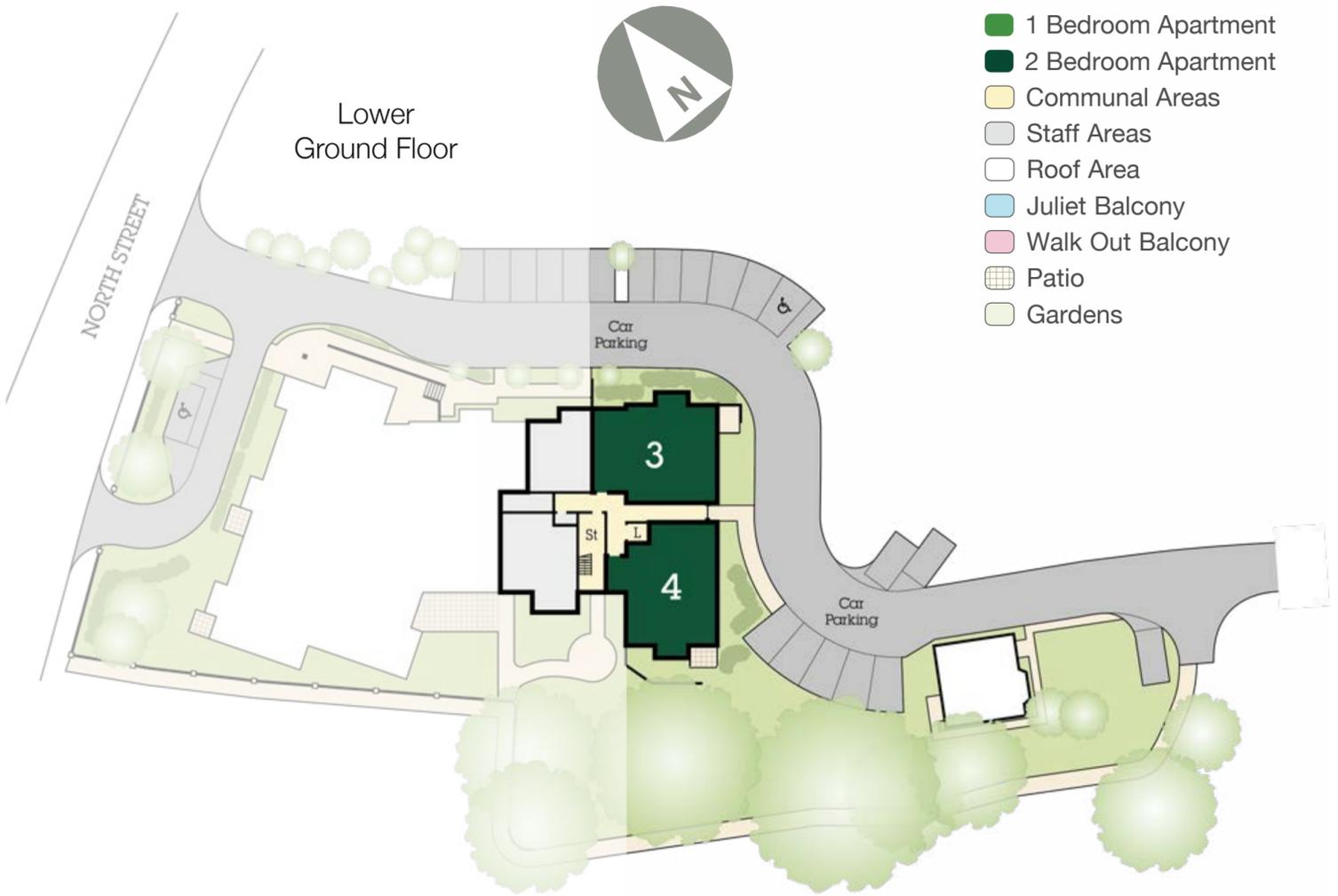
Dawson Grange

Typical two bedroom apartment

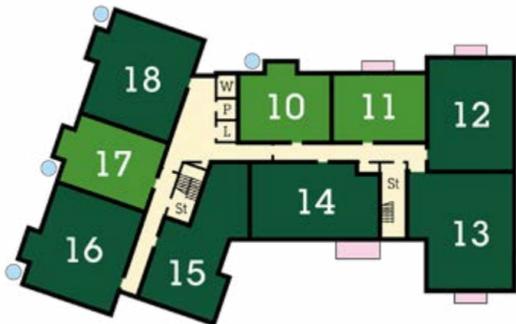


Dawson Grange

Apartment plans



First Floor



Second Floor



Third Floor



Balcony and patio positions may vary according to plot and floor level - please see our Sales Consultant for individual plan details.

Any 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.

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