

# Marina Court

Trafalgar Road | Tewkesbury | GL20 5AY

“ If I'd have known  
it was this good  
I would've moved  
in sooner! ”



**Hanover.** It's your retirement



“ Everyone has something good to say about it ”

## Your Hanover home

Your home is important. It's where you live, love and raise your family. It's where your heart is.

We understand this. That's why, when you move to a Hanover development, you have the choice. You can rent an apartment, or you can own your own home. It means you keep the freedom to live your life your way.

Plus, you get more than just a home. There are a range of leisure facilities for you to enjoy, as well as optional care - if you require it.

Since 1963, Hanover has become one of the UK's largest providers of retirement housing. Today we manage some 19,000 properties nationwide. And we look forward to managing yours.

Enjoy your retirement.



# Welcome to Marina Court

If you've always wanted to live by the water you'll love Marina Court

Situated less than two miles from the centre of Tewkesbury with extensive views across the Marina, Marina Court offers 75 retirement apartments – many with river views. And there's more...

- Restaurant
- Hair & Beauty Salon
- Healthy Living Suite
- TV/cinema Room
- On-site manager
- Optional 24 hour on-site care
- Close to local amenities and transport



Plus, with prices that offer genuine value for money – whether you're renting or taking advantage of shared ownership – the choice is yours.

“ Strolls along the river, fresh air, nice weather. We feel lucky to have our apartment here in Tewkesbury ”

With a wealth of history and character Tewkesbury is said to offer a “unique charm”. And it's easy to see why.

Tewkesbury is a popular market town famous for its medieval architecture, stained glass and many monuments. You can take a walk through the narrow alleys and conjure up feelings of 'Olde England' or stroll along the banks of the rivers Avon and Severn. And you should make sure you experience the bustling atmosphere on market day or browse in the speciality and antique shops. Here you can enjoy a cup of coffee and a cream scone in one of the quaint tea shops.

Or, enjoy a quiet lunch or supper in one of the many local restaurants and traditional inns.

What's more, Tewkesbury provides a great base for exploring the beautiful Cotswold countryside. From picturesque villages, to castles and country houses, parks, woodlands and gardens – there is so much to see and do!





“They have thought of everything  
in the apartments.  
I really love my new home”

Your Hanover retirement apartment is spacious, secure and beautifully designed. But most of all, it's yours.

If you're an animal lover, great! So are we. And your pets are more than welcome to share your apartment with you.

And if you buy from us, you can enjoy your retirement with the financial security of owning your own home.



“It's lovely, with good-sized rooms and  
all mod cons – and it's mine!”

Your apartment is designed to make the most of the space, right down to the modern kitchen, fitted with the latest integrated appliances. Plus, whatever your requirements, either now or in the future, your apartment can be adapted to suit them.

## Apartment specification

- Modern fitted kitchen
- Under cabinet lighting
- Electric hob
- Built-in oven
- Cooker hood\*
- Energy-efficient spotlights
- Integrated fridge-freezer\*
- Kitchen pre-plumbed for washing machine or dishwasher
- Carpeted living room and bedrooms
- Vinyl flooring to kitchen and bathroom
- Tiled bathroom



\*For sale apartments only

# Facilities – ground floor



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# “ We meet for lunch, get our hair done together, or just have a coffee and a natter ”

At Marina Court, we offer a variety of facilities and activities to suit you – however you like to spend your time.

You can pamper yourself in the hair and beauty salon or meet your friends for lunch in the restaurant. It's up to you.



There are guest rooms for when you invite your family over. And they can use the restaurant too, if you don't fancy cooking.

Ultimately, it's your retirement and we want you to enjoy it.

- Lounge
- Restaurant
- Hair & beauty salon
- TV/cinema room
- Activity room
- Healthy living suite
- Bicycle/scooter store
- Laundry room
- Guest room



“ If I have a problem, it’s nice to know there’s someone there to help me ”

- Advising you about any local services you may require
- Carrying out regular maintenance checks of the shared areas
- Managing the day to day running of the development
- Offering support with everyday activities
- Liaising with the restaurant and on-site care team to ensure high standards
- Organising cleaning and upkeep of shared areas, including the grounds

The Manager is like your neighbour. They always have a smile and a wave for you. But most importantly, they are your point of contact during office hours, overseeing the development and ensuring all is well. Their duties include:





“ Help is on hand  
if I need it.  
And it gives my  
family peace of  
mind too ”



Your retirement gives you the freedom to do the things you've always wanted to do. That's why at Marina Court, you have your own spacious and secure apartment. It means you stay independent. And because your apartment is low maintenance, you have more time to yourself too.

Of course, we could all do with a little extra support now and again. And at Marina Court, you and your family can take comfort knowing that help is on hand – if you decide you need it.

There are emergency response alarms in every apartment. So you can call for help at the push of a button – 24 hours a day.

What's more, professional care is available on site. And from the little things like food preparation or a hand with the cleaning, to more specific personal care, they are available if you need them.

How much support you take advantage of depends on your needs – so you can enjoy your retirement in comfort.

- 24 hour emergency response alarms in all apartments
- Wheelchair access throughout
- Advanced security to the building
- Lift to all floors
- On-site care

# Bungalows



# First floor



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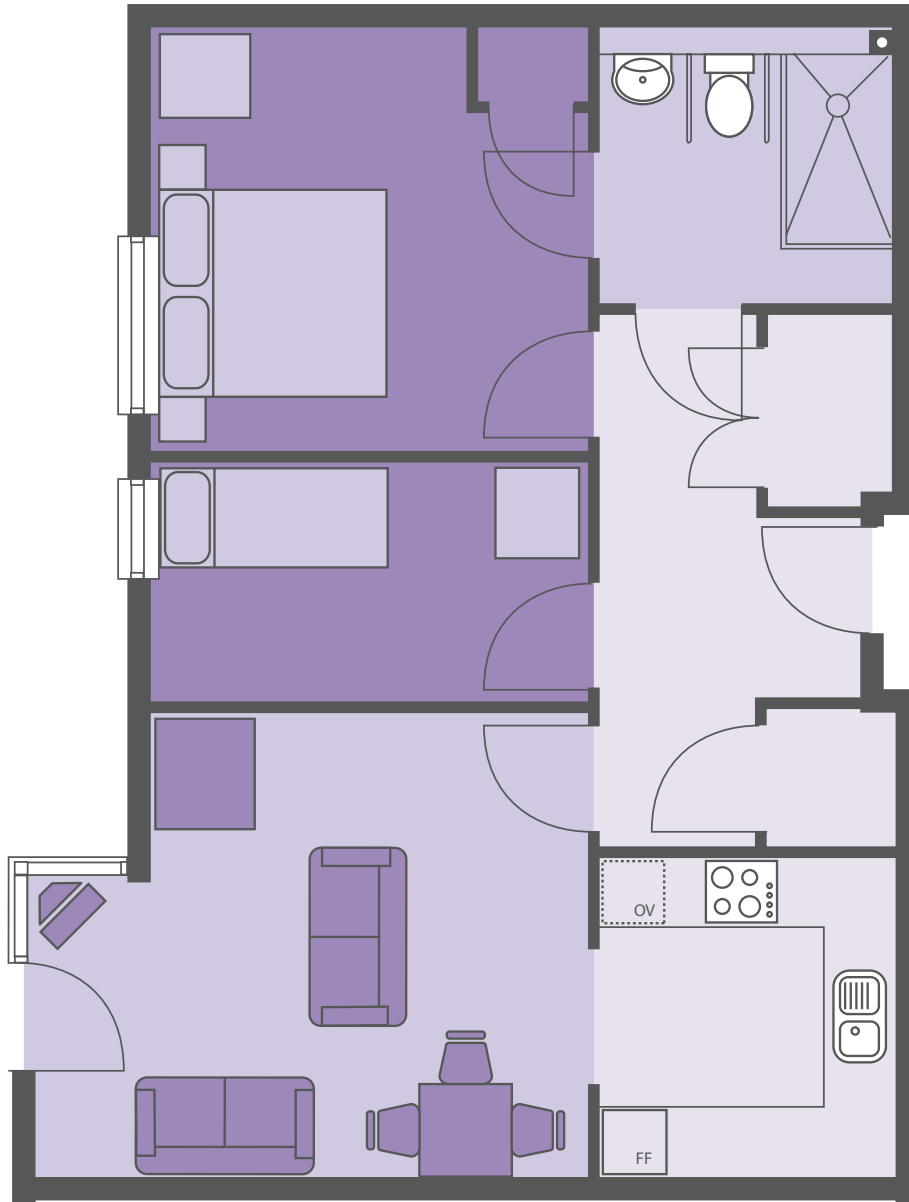
# Second floor



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# 2 Bedroom Apartment

Plots 19, 21, 22

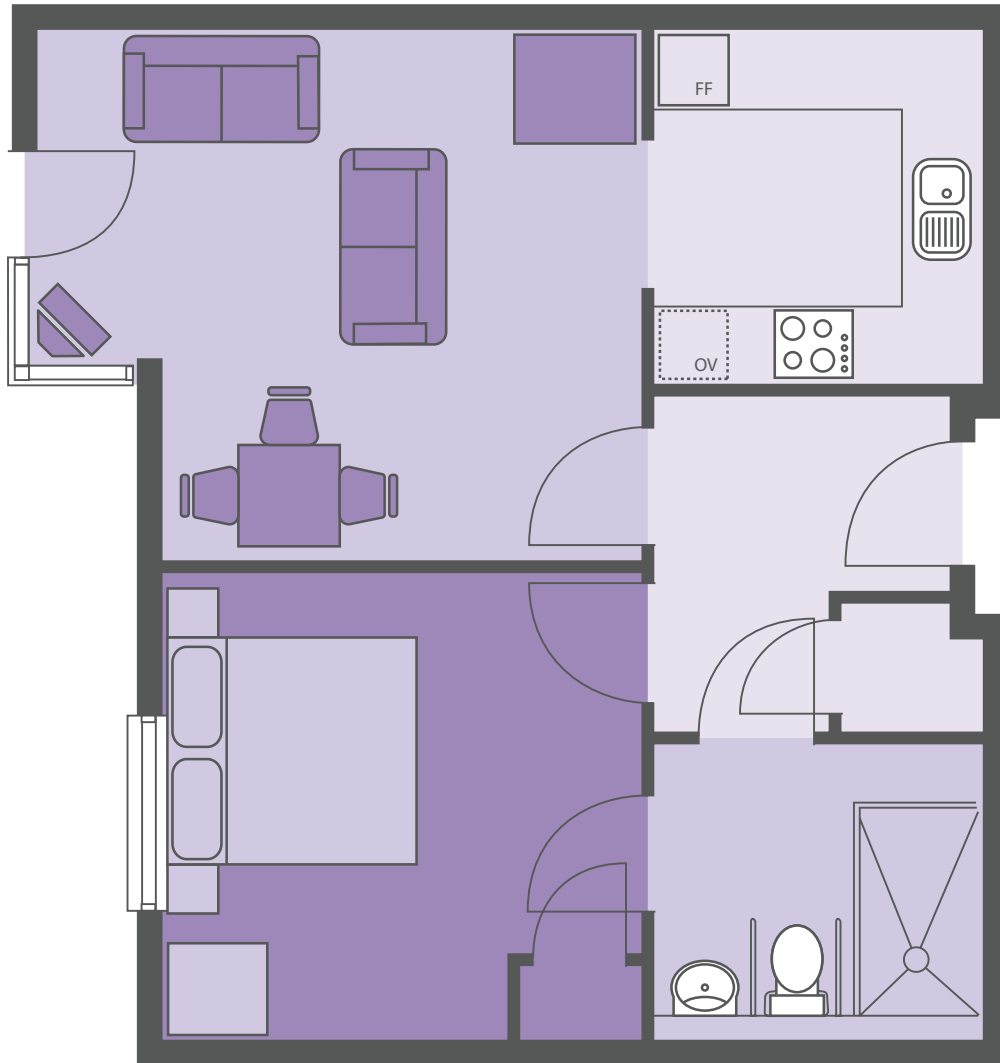


<b>Lounge/Dining</b>	4840 x 4100mm max.	5'11" x 13'6" max.
<b>Kitchen</b>	2600 x 2800mm	8'6" x 9'3"
<b>Bedroom 1</b>	3730 x 3830mm	12'3" x 12'7"
<b>Bedroom 2</b>	3830 x 2100mm	12'7" x 6'11"
<b>Shower Room</b>	2300 x 2600mm	7'7" x 8'6"

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# 1 Bedroom Apartment

## Plot 4

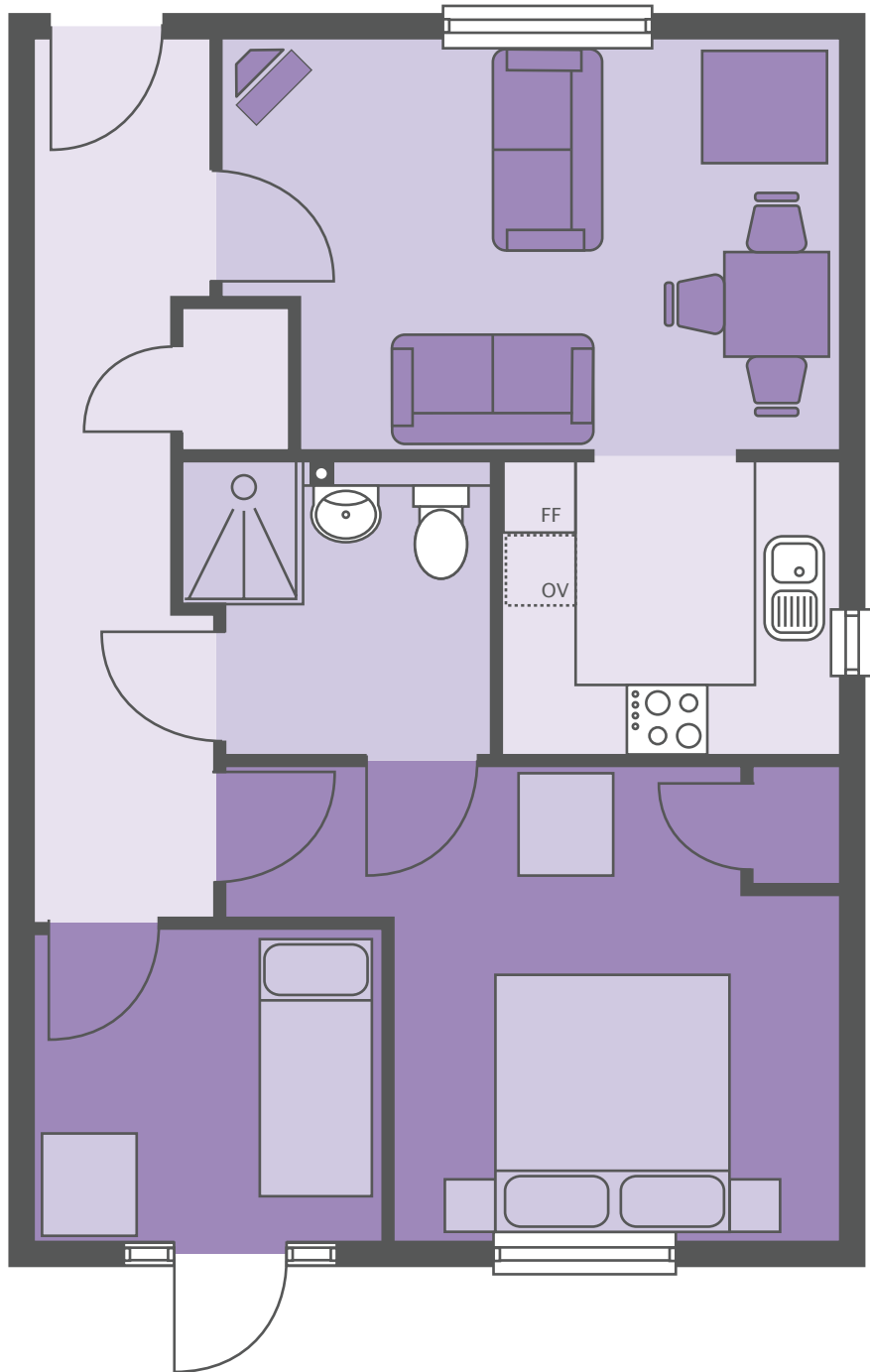


<b>Lounge/Dining</b>	3830 x 4230mm max.	12'7" x 13'10" max.
<b>Kitchen</b>	2600 x 2800mm	8'6" x 9'3"
<b>Bedroom</b>	3830 x 3810mm	12'7" x 12'6"
<b>Shower Room</b>	2300 x 2600mm	7'7" x 8'6"

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# Bungalow Layout 1

Plot 52, 53,  
54, 55, 57, 58,  
60, 61, 62, 63,  
64, 65, 66, 67,  
68, 69, 70

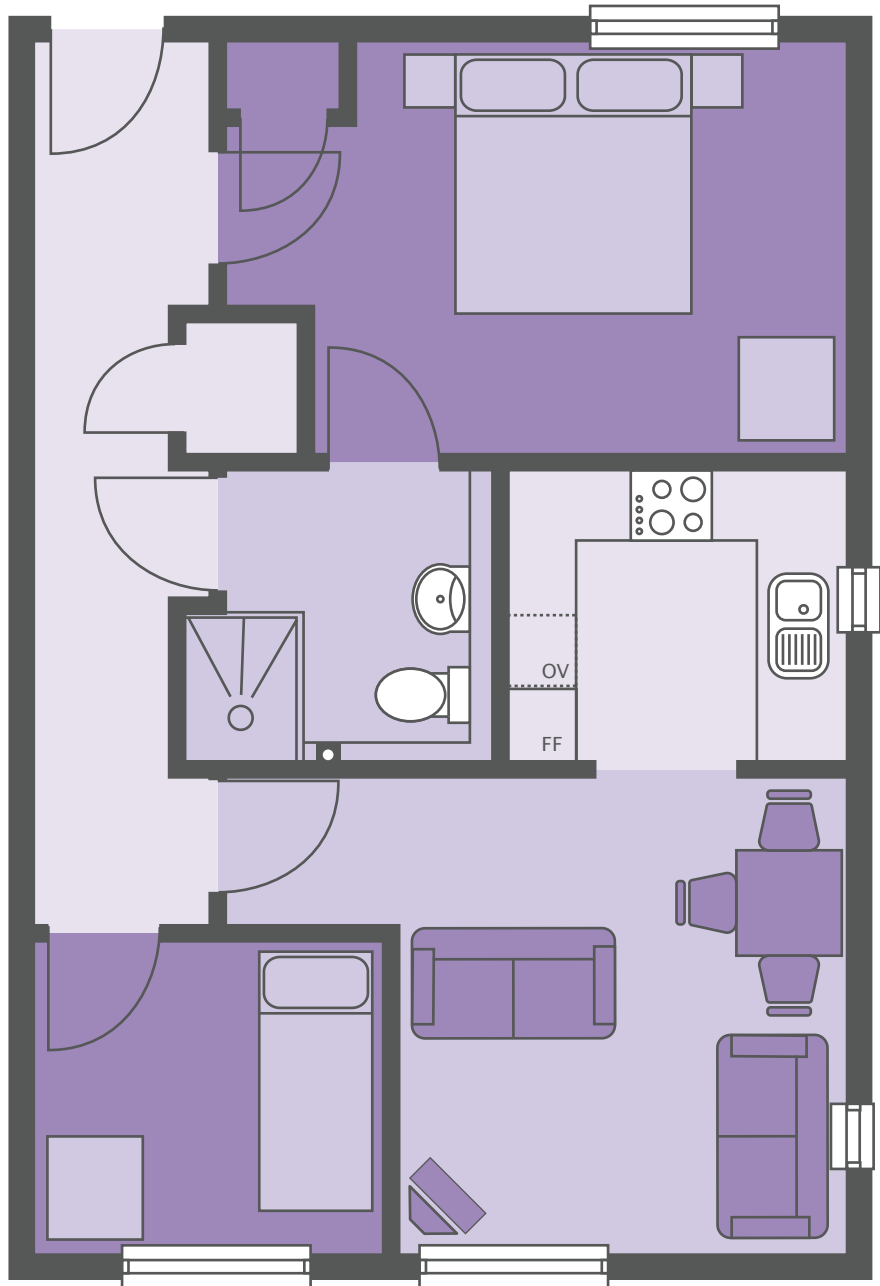


<b>Lounge/Dining</b>	<b>3280 x 5130mm max.</b>	<b>10'9" x 16'10" max.</b>
<b>Kitchen</b>	<b>2500 x 2730mm</b>	<b>8'3" x 9'1"</b>
<b>Bedroom 1</b>	<b>3980 x 5130mm max.</b>	<b>13'1" x 16'10" max.</b>
<b>Bedroom 2</b>	<b>2580 x 2980mm</b>	<b>8'6" x 9'9"</b>
<b>Shower Room</b>	<b>2300 x 2600mm</b>	<b>7'7" x 8'6"</b>

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# Bungalow Layout 2

Plot 71, 72,  
73, 74, 75, 76

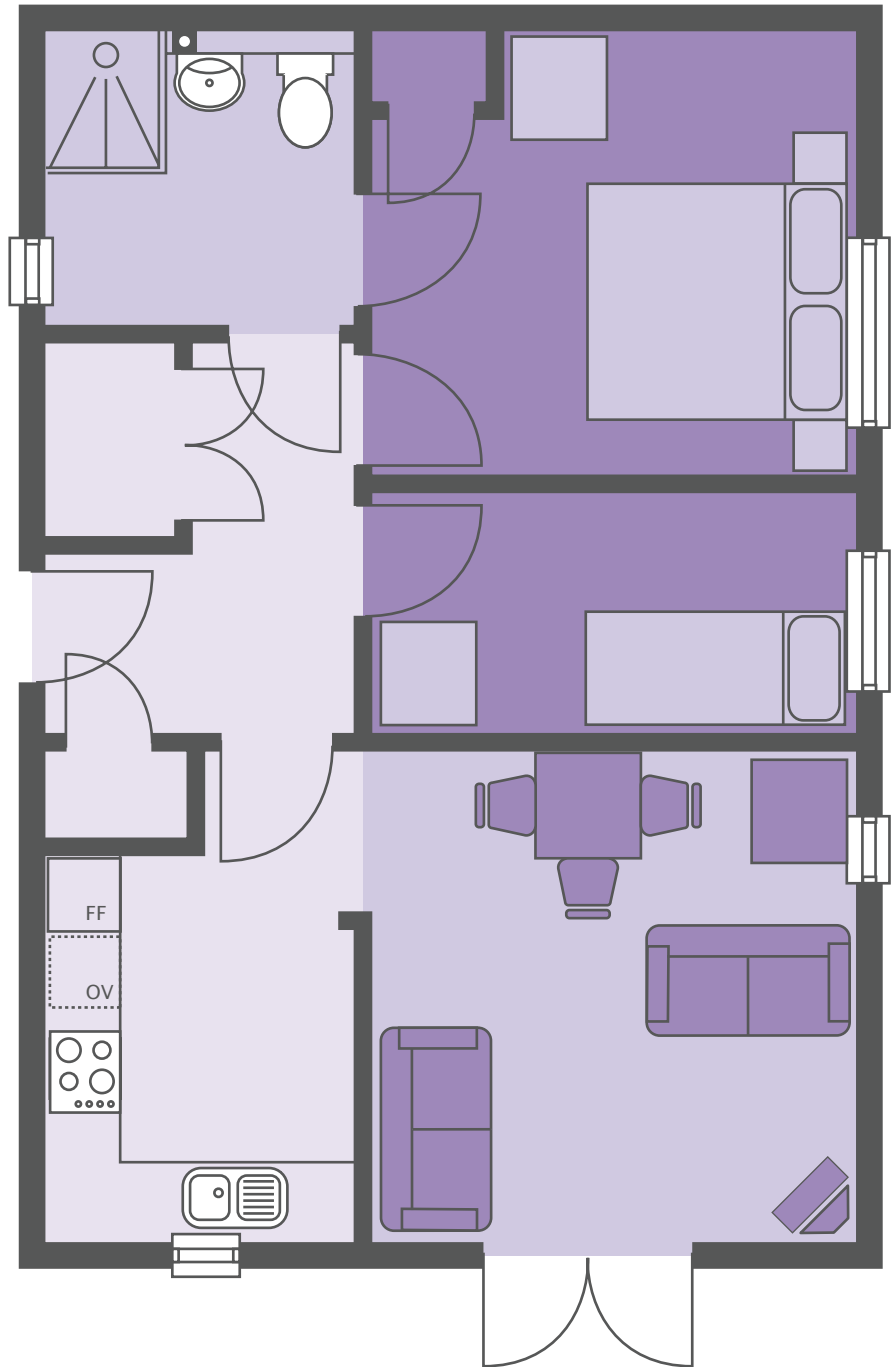


<b>Lounge/Dining</b>	<b>3980 x 5130mm max.</b>	<b>13'1" x 16'10" max.</b>
<b>Kitchen</b>	<b>2500m x 2730mm</b>	<b>8'3" x 9'1"</b>
<b>Bedroom 1</b>	<b>3280 x 5130mm</b>	<b>10'9" x 16'10" max.</b>
<b>Bedroom 2</b>	<b>2580 x 2980mm</b>	<b>8'6" x 9'9"</b>
<b>Shower Room</b>	<b>2300 x 2600mm</b>	<b>7'7" x 8'6"</b>

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# Bungalow Layout 3

## Plot 59



<b>Lounge/Dining</b>	3800 x 4080mm max.	12'4" x 13'5" max.
<b>Kitchen</b>	2600 x 3200mm	8'6" x 10'7" max.
<b>Bedroom 1</b>	3760 x 3780mm max.	12'4" x 12'5" max.
<b>Bedroom 2</b>	2100 x 3800mm	6'10" x 12'4"
<b>Shower Room</b>	2300 x 2600mm	7'7" x 8'6"

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# “Moving in was easy – and I’ve never looked back”

Marina Court consists of 75 retirement apartments. Some are for sale on a shared ownership basis, with the rest available for rent. And the good news is, moving could be easier than you might think. We could help you:

- Organise removals
- Arrange electricity and gas meter readings
- Inform the water board and council tax office
- Change your TV licence address
- Pick up your new keys

What’s more, our legal admin team is on hand to try and resolve any queries you may have. You see, we understand moving can be stressful. That’s why we try to do everything we can to make it easy for you. After all, it’s your retirement and we’d like you to enjoy it.



## What is shared ownership?

Shared ownership is where you pay 75% of the full market value, and we keep the remaining 25%. You do not pay any rent on this portion. The percentage you purchase is always fixed at 75%.

## What happens if I wish to sell my apartment at some time in the future?

Under the terms of the lease, we may have the right either to buy your share (at current market value), or nominate a purchaser. If we choose not to, you are free to sell your apartment in the usual way (bearing in mind the criteria any future occupiers may need to fulfil). The value of your 75% share may fluctuate in line with the market conditions.

## Renting an apartment at Marina Court

The rent and service charge is eligible for Housing Benefit and a Supporting People grant. Further details about any benefits you may be entitled to are available on application. All rental enquiries must be registered through Tewkesbury Borough Council. Please call 01684 259010.

If you’d like to know more, call us on 0870 600 3074, visit [www.hanover.org.uk](http://www.hanover.org.uk) – or just pop in for a chat.



Marina Court  
 Trafalgar Rd  
 Tewkesbury  
 GL20 5AY



For further information or to arrange a viewing

Call **0870 600 3074**

Visit **[www.hanover.org.uk](http://www.hanover.org.uk)**

For rental enquiries **01684 274256**

**PROPERTY MISDESCRIPTIONS ACT 1991**

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**Hanover.** It's your retirement

