

St Martin's Court



# Live life your way

Safe and welcoming retirement living with Extra Care in the heart of Lancaster.



# Welcome to St Martin's Court

**St Martin's Court is a modern purpose built development offering very high living standards, complete with communal lounge, games room and other facilities, all set in communal landscaped gardens with parking space.**

Located in the historic town of Lancaster, St Martin's Court is ideally located close to local amenities including local shops, post office, library, banks and a health centre. With all of the main transport links located within a short walk, St Martin's Court is ideally situated to access shops and restaurants or the famous castle'.

The scheme comprises of 92 apartments (one and two bedrooms) housing individuals aged 55 and over. It will allow residents the opportunity to enjoy an active and more independent lifestyle in the comfort of their own homes, with a 24-hour on-site care provider offering the reassurance of care and support, when required.

Each apartment will have generously sized rooms comprising of a modern kitchen, spacious living room, one to two bedrooms, wet floor shower room and Juliet balcony or double patio doors.

You will be able to enjoy a communal lounge and entertainment area, spa bathing, hairdressing facility, games room, roof terraces, laundry room and landscaped gardens. In addition, there will be a wide range of social activities and events running weekly, providing a welcoming and enjoyable environment.

If you are looking to live life your way, with the convenience of your own front door, and access to friends, amenities, and support when you need it, then our new extra care development could be just for you.

We understand that everyone's needs are different, so we customise our services to suit your individual requirements. This extends beyond physical care; whether you need financial guidance, mental health support, or assistance with employment, we can connect you with the right professionals who can help.

We work with a vast network of specialist organisations and agencies, ensuring that we can provide the support you need to live your best life.

And if you don't require any support, you can simply enjoy being part of a welcoming community.

Luxury contemporary  
homes for the over 55s.





A lifestyle that suits your  
needs and aspirations.

# Supporting you to live independently

St Martin's Court offers self-contained apartments with the benefit of communal facilities and an on-site team who provide flexible levels of care. The level of care is tailored specifically to each person's needs.

In addition to planned care, you can benefit from the assurance of the professional care team being on site to assist, should an emergency arise.

## Designed with you in mind

Each self-contained apartment offers independence with peace of mind; specifically designed with security, safety and comfort in mind:

- Apartment entrance door with an electronic fob access door lock
- Modern fitted kitchen with integrated electric oven and electric ceramic hob
- Shower rooms with thermostatic shower and level access wet floor shower tray with fixed glass shower screen
- Non-slip vinyl flooring to shower room and kitchen
- Broadband, TV and telephone connection.

## Accessible living

Apartments with wheelchair access benefit from all the features mentioned, but are designed for all areas to be easily accessible for wheelchair users:

- Shower room and WC doors with a quick access lock and open in an emergency
- All window handles, electrical switches and sockets, heater controls, meters, fuse boxes and water stopcocks conveniently located to access and operate
- Level access wet rooms with full height shower curtain and non-slip flooring
- Height adjustable kitchen units fitted with a shallow sink
- Light switches, power points and all services located at an accessible height.



# Floor plans

## Apartment - one bedroom



Our one bedroom apartments are approx. 50.4m<sup>2</sup> / 542.50 sqft.

Our wheelchair accessible apartments are approx. 65.9m<sup>2</sup> / 709.34 sqft.

Individual room size can vary depending on material specification and building position.





# Floor plans

## Apartment - two bedroom



Our two bedroom apartments are approx. 65.9m<sup>2</sup> / 709.34 sqft.

Individual room size can vary depending on material specification and building position.

A like-minded  
community.



# Relaxation and social areas

The scheme benefits from organised social and relaxation activities and the following communal amenities.

## Ground floor:

- Communal lounge with kitchen
- Scooter store
- Games room
- Short-term accommodation and play spaces for visiting family and friends

## First floor

- Laundry room
- Assisted bathroom (bath fitted with seat hoist)

## Second floor

- Spa bathroom
- Hair salon
- Treatment room

## Third floor

- Furnished roof terraces
- Communal sun lounge with kitchen

Each floor will have level access and two lifts ensuring access to all areas.



## Keeping you safe

The scheme benefits from modern assistive technology and safety systems including:

- **Digital warden call system** - an assisted living alarm system that is specifically designed to support you in maintaining an active and independent life in your own home.
- **Fire detection in each apartment** - is interlinked to the Warden Call system; each apartment has a sprinkler system in addition to this.
- **Entry system** - the block entrance doors and individual flat entry doors are fitted with a battery operated fob reader. A wall mounted video door entry panel is fitted to the main entrance with a video speech unit mounted within each apartment to accept video calls from the door entry panel and raise alarm calls.

## Greener living

The scheme has been designed to achieve an energy efficiency standard greater than building regulations requirements for new homes:

- **Heating** - the heating system is primarily served by air source heat pumps, this is supplemented with the addition of solar panels. Each apartment is heated by wall mounted traditional radiators which are easily controlled by the seven day/24-hour programmer.
- **Ventilation** - each apartment is provided with continuous mechanical ventilation with added heat recovery.

## Parking and outdoor living

- **Parking** - 51 car parking spaces.
- **Green spaces** - St Martin's is nestled in grounds that include trees, hedge planting, shrub planting, ornamental planting and turf lawn areas.





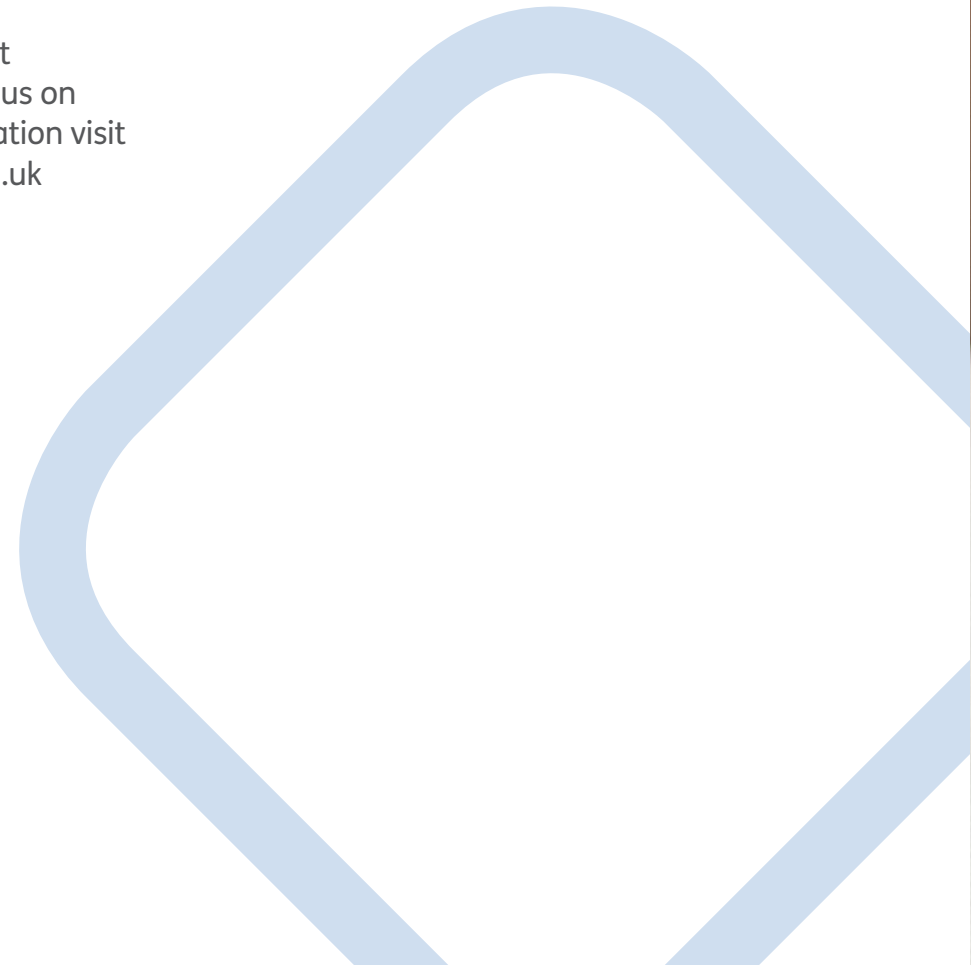
# Rent and service charges

**All 92 one and two-bedroom apartments are available at an affordable rent which offers:**

- On-call repairs and maintenance service for stress-free and low-maintenance living.
- Opportunities to get involved with the way your home and community is managed.
- Access to a wide range of services including additional support and caretaking, ensuring you receive all benefits you're entitled to.
- Rents that are regulated and significantly lower than private renting.

- A 'home for life' once you have successfully completed your starter tenancy.
- No deposit or bond required.
- A quality service you would expect from an award winning, accredited and regulated landlord.

If you feel this would be the perfect next home for you, please contact us on 0333 320 4555 or for more information visit [StMartinsCourt@Progressgroup.org.uk](mailto:StMartinsCourt@Progressgroup.org.uk)







# FAQs

## **If I own my own home, can I still apply?**

Yes, we will carry out a financial assessment to determine if you meet the criteria for affordable housing.

## **Can I bring my pet with me?**

As it is an integral scheme and there are communal areas, we unfortunately wouldn't allow pets – we would of course allow service dogs.

## **Can Progress assist residents with their move in?**

Yes, we can also assist with arranging the transfer of your furniture and belongings to your new home by recommending a local removal company that have provided fixed costs for their services.

## **Are carpets and blinds included?**

Vinyl floor covering is included in the kitchen and bathroom. The tenant is responsible for providing floor coverings in the other rooms in the property. The tenant is responsible for the installation of blinds throughout. We are however able to assist you with the recommendation of local suppliers who have provided us with quotations and can assist you with the supply and fit of blinds and floor coverings within your property.

## **Are there any service charges?**

Yes, there are service fees for the services provided including the care support and the repairs and maintenance of the scheme. We will review your service charges at the beginning of each year to ensure we can continue to provide high standards of service for the best value.

## **I don't live in Lancaster, can I still apply?**

Yes, although priority will be given to people who currently live in Lancaster.

## **Is there on-site parking**

Yes, there are 27 car parking spaces available for tenants and visitors of the extra care scheme.



## **Progress Housing Group**

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