



PlatinumSkies

ESPRIT

POOLE



WELCOME

CHOOSE A LIFE LESS ORDINARY

Your dream retirement lifestyle could be closer than you think. At Platinum Skies, we take care of your personal and financial well-being, so you can enjoy the things that matter the most.

Esprit is designed to the highest specification whilst providing low maintenance and low running costs – giving you complete peace of mind to relax in comfort and style.

Our unique affordability solutions allow you to own a new home at a fraction of the full market value, helping you to release equity and make your money go much further.

At Esprit, people can come together in a lively community whilst staying independent in the privacy of their own homes, safe in the knowledge that support is on hand if you or your loved one ever need help.

Within easy reach of Poole's shopping, arts, leisure and healthcare amenities – you'll be at the heart of it all.

Visit Esprit today and discover a vibrant new lifestyle waiting to welcome you.



ESPRIT

SETTING THE SCENE

Designed to offer the finest of urban living at its most convenient, the facilities on offer at Esprit are the best in town.

The private lounge has direct access to the fantastic on-site bistro, the guest suite can accommodate family or friends coming to visit and there is a dedicated scooter and cycle store.

Although Esprit has the location and amenities to enable you the choice to give up your car, it does provide some private off-street parking too. Wide corridors, dual lift access to all floors and secure video entry also come as standard.



Computer generated images of residents' lounge and the building exterior.



Computer generated image of typical apartment

APARTMENTS

MADE FOR YOU

Every home within Esprit has been designed to encourage independence. Each of the one or two bedroom apartments are flooded with light and the open-plan aspect is ready to adapt to your needs, ensuring you are always safe and comfortable.

Kitchens and bathrooms boast contemporary styling and benefit from the latest energy efficient and low maintenance design and technology. Of course, all of this comes with the assurance of a ten year new-home warranty and the extra support that a Platinum Skies community provides.

APARTMENTS

TRULY SCRUMPTIOUS

Soft palettes have been used throughout the interior, whilst fitted wardrobes provide the perfect storage solution and maximise every inch of space. Floor to ceiling porcelain tiles set the tone in the bathrooms, with added touches like the motion-sensor courtesy lighting to help you to move around comfortably.

The higher apartments boast large sweeping balconies transporting you beyond the town and into the Dorset countryside.



Computer generated image of typical bedroom and bathroom

APARTMENTS

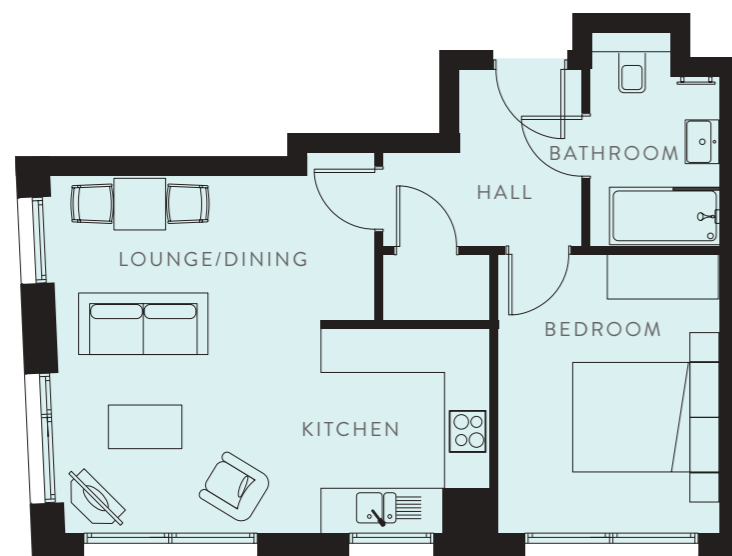
YOUR CHOICE

A range of different layouts form this contemporary collection of just 55 apartments. Displayed are an example of two of the layouts available however, there are many more to view providing a choice of position, aspect and size.

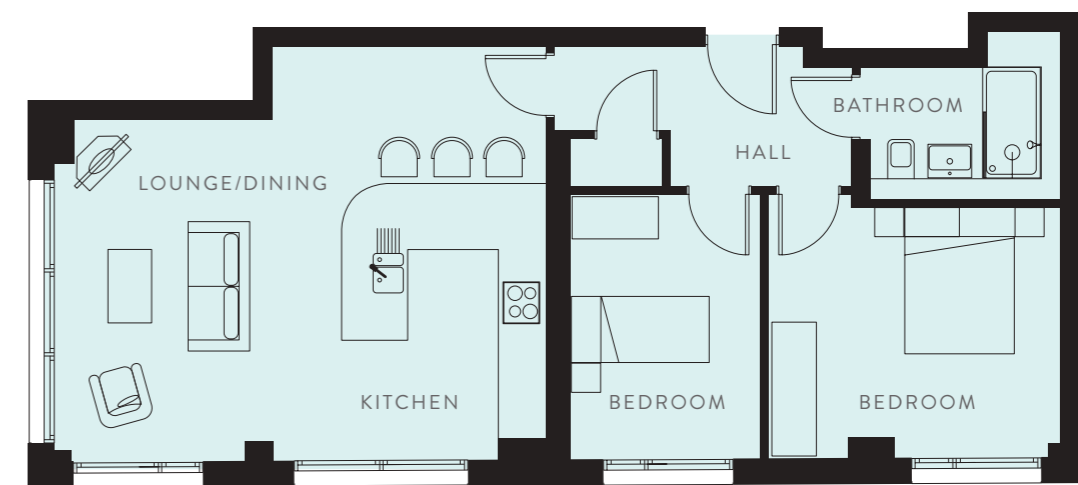


Computer generated image of Esprit approaching from Towngate Bridge

TYPICAL 1 BEDROOM APARTMENT
AVERAGE SIZE 55 SQ M / 592 SQ FT



TYPICAL 2 BEDROOM APARTMENT
AVERAGE SIZE 80 SQ M / 861 SQ FT



SPECIFICATIONS

EVERY LITTLE THING

ENTRANCE HALL

- Oak veneer solid core entrance door
- Telephone point

KITCHEN

- Contemporary fitted kitchens with clean lines finished in cashmere gloss or light grey gloss
- Polished stone composite kitchen worktop
- NEFF and Platinum Skies Integrated appliances*: Fan assisted single oven, convection microwave, ceramic hob, fridge freezer, dishwasher, washer dryer*
- Freestanding washer dryer*
- Single lever stainless steel kitchen mixer tap
- Stainless steel under-mounted bowl and a half sink*
- Under cupboard LED lighting
- Luxury vinyl tile flooring in English oak
- Recessed LED down lighters

BEDROOMS & LIVING AREAS

- Open plan living
- Fitted carpets
- Recessed LED down lighters with dimmer switch
- Master bedrooms with built-in wardrobes
- Decorative glass and chrome ceiling pendant light with dimmer switch
- Lighting 2-way switched from side of bed in master bedroom.

BALCONIES / TERRACES

- Frameless glass balustrade to balcony perimeter
- Composite decking to floor
- High frosted glazed screen divides between adjoining apartment balconies
- Wall lights switched internally from living room

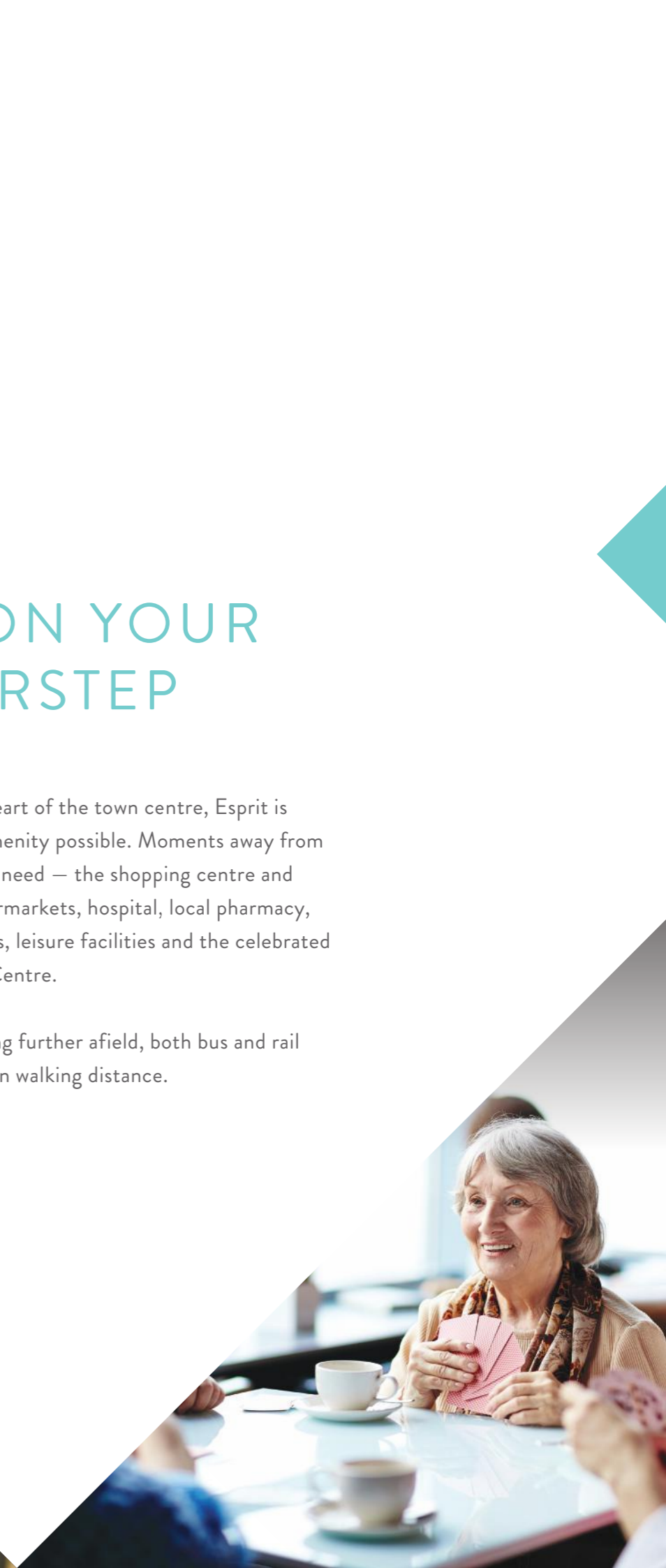
BATHROOMS

- Full height porcelain wall tiles and porcelain floor tiles
- Recessed LED down lights and low level LED courtesy light with motion sensor
- Showers are fitted with a glass shower screen, fixed shower head & wall mounted shower hose
- Apartment with main bathroom fitted with a 1500x800mm shallow profile anti-slip shower tray*
- Electric underfloor heating mat with thermostat control
- Wall mounted vanity units with white ceramic basin. A section of wall above the vanity unit will be clad in silver mirror*
- Electric heated towel rail with thermostatic control
- Underfloor heating with thermostatic control
- Built-in wardrobes to master bedrooms
- Lighting 2-way-switched from side of bed*
- External wall lights

SECURITY, UTILITIES & COMMUNICATIONS

- Walnut veneer solid core entrance door with spy hole and dead lock and thumb turn fitted for security
- Video entry phone system
- Television point in bedrooms and living area (Sky TV enabled)*
- Telephone points in hall and living area
- The buildings are served by a centralised boiler system providing metered hot water and heating to all apartments
- Radiators with thermostatic control throughout
- 13 amp power circuits
- Satin stainless steel, screw-less light faceplates and sockets
- Recessed LED down lighters with dimmer switch
- Mains supply smoke and heat detectors

*Variations occur between apartment types, please refer to the sales team for individual apartment kitchen schedules.



POOLE

ALL ON YOUR DOORSTEP

Located in the heart of the town centre, Esprit is close to every amenity possible. Moments away from everything you'll need – the shopping centre and high street, supermarkets, hospital, local pharmacy, cafés, restaurants, leisure facilities and the celebrated Lighthouse Art Centre.

If you're venturing further afield, both bus and rail stations are within walking distance.

POOLE

CLOSE TO YOU

Poole has so much to offer, with more than enough to satisfy culture lovers, shopaholics and outdoor types alike. From the bustling quay with its stunning natural harbour to some of the finest beaches in the country – Poole is truly the place to live life to the full.

Around the corner from Esprit, Poole Park has plenty of beautiful walks, or you could hop on a ferry from the quay and sail across to the National Trust wildlife sanctuary on Brownsea Island – there really is something for everyone.





POOLE

GETTING CONNECTED



LIFESTYLE

LEAN ON US

The beauty of life at a Platinum Skies development is that you can live exactly as you please with minimal stress. How? Our Lifestyle Managers are highly trained in property and lifestyle management and just as importantly, they're helpful people who are ready to assist you with any questions or issues that you may have.

Whether you need help arranging for your windows to be cleaned, booking the communal room to throw a surprise party for your friends or help in organising greater daily care, they are there to support you.

Simply put forward your request and know that you're in safe hands as they will work to assist you as quickly as possible. Have peace of mind that everything you need is around you, in your home and in your community.

FINANCIAL

PEACE OF MIND

Platinum Skies offers financial freedom and independence, along with the benefits of owning your own home. Buying your new home couldn't be simpler – with our shared ownership scheme you can buy a percentage of the property and pay a subsidised rent on the balance. You own the percentage you buy, and we own the remainder.

When you buy a Platinum Skies home you get low running costs too. Your service charges and rent are kept as low as possible and our range of lifestyle and care services are available on a pay-as-you-use basis. It's completely flexible. This unique system adapts to your needs as they change over time. Full details of our shared ownership costs and charges, including event fees can be provided on request.



HIGH QUALITY

Premium specification and 10 year warranty provides peace of mind



AFFORDABLE

Affordable ownership solutions puts more money in your pocket



SUPPORTIVE

Our dedicated Lifestyle Manager is on hand to help you



FUTURE PROOF

Each home is designed to suit your changing needs



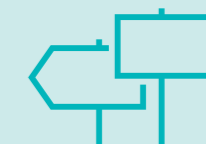
PAY-AS-YOU-GO

Care and support services make life easier, if you need them



SIMPLE

No hidden costs or fees - everything is discussed and agreed up front



CONVENIENT

Our communities are located within easy reach of local amenities



EASY TO MOVE

Don't worry about chains, we can sell your current home at full market value



TRUSTED

Approved and regulated by the Government (Homes England)

EASY MOVE

NO WORRIES, BE HAPPY

Find the home that suits you and move in. It's really that simple. We can take away all the stress of moving home by managing the sale of your old property for you, simply sit back and let us take care of everything. We'll make sure the viewings take place, we'll chase up solicitors, and we'll make sure you receive the full market value for your old property. Did you know that no other retirement living provider offers this?

Ask us about our Platinum Exchange service. In essence it's a home swap, enabling you to secure and move into your new home even before you have a buyer for your current property. Your move will be quicker, simpler, and cheaper. Our customers love this part of our offer, that's why eight out of ten buyers take us up on it.



ESPRIT

A NEW LIFESTYLE AT ESPRIT AWAITS, AND WE CAN'T WAIT TO MEET YOU

To arrange a private viewing, or to find out more about how Platinum Skies lifestyle services and affordable ownership solutions can enrich your retirement, please contact a member of our sales team.

Don't forget to ask us about our moving and part exchange services, designed to reduce the stress, time and cost of moving too, all designed to make your dream retirement come true.

Call 01202 471461 or email getintouch@platinumskies.co.uk
240-244 High Street North, Poole, Dorset BH15 1EA



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Computer generated image of balcony view



PlatinumSkies

www.platinumskies.co.uk

Telephone 01202 471461