

V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^
^ V ^ V ^ V ^ V ^ V ^ V ^ V ^ V ^

V I S T A



PlatinumSkies

INTRODUCTION

EXPAND YOUR HORIZONS

Vista is the perfect place to enjoy a stress free, enriched lifestyle. A haven set amidst the pine trees, topography lending itself to far reaching views across the water to Brownsea Island, Studland and beyond.

A secret spot where design and nature become one, offering the opportunity to live as you've always dreamed. Spacious apartments offering the highest levels of style, comfort and finishings, all within a secure and privately managed community.

Relax on your balcony or wander through the manicured gardens safe in the knowledge that support from your dedicated Lifestyle Manager is on hand, if you need it. With our unique flexible purchase options your new home, designed for luxurious independent living is closer than you think.

At Platinum Skies we do retirement differently – we do it your way. Welcome to your new Vista.



V BOURNEMOUTH BEACH
3.5 MILES

V SANDBANKS BEACH
3.0 MILES

V ISLE OF PURBECK
7.0 MILES

V BROWNSEA ISLAND
2.5 MILES

V CANFORD CLIFFS
2.5 MILES

V STUDLAND BAY
6.0 MILES

V ASHLEY CROSS
1/4 MILE

V WHITECLIFF PARK
1.0 MILE

Distances are approximate.

YOUR HORIZON
REMAINS CONSTANT,
YOUR VIEW
CHANGES DAILY

No two days staring out to sea are the same. Whether you immerse yourself in the local culture, shops and restaurants, or spend the day out on the water, the curves of the world's second largest natural harbour provide an amphitheatre for you to play out your retirement in.



DORSET

AS FAR AS THE EYE CAN SEE

A small ride on the chain ferry from the Sandbanks Peninsula sees you landing in Studland. Beaches, cliff tops and hills give way to quaint seaside and rural towns each with their own charm to be explored.

Discover the history of Corfe Castle and enjoy dinner on-board the steam train as it chugs its way to Swanage. Marvel at the poetry written by the greats, etched into the rock face at historic Durlston, and search for fossils on nearby beaches. To satiate the adventurer in you, hike from Kimmeridge Bay to Lulworth Cove - its rugged coastal path equals the footfall of Snowdon.

Sail to Brownsea Island, view the classic cliffs of Durdle Door and Old Harry Rocks, with their far reaching views to the Isle of Wight and complete your day with a classic Dorset cream tea. Pause at one of the vantage points and look across to Poole to see your view from Vista in reverse, before returning home.

POOLE

A LITTLE, OR A LOT OF WHAT YOU FANCY

Life in Poole is relaxed – enjoy the golden sandy beaches, clean waters and easy access to all amenities. Unlike many seaside towns Poole does not shut down over the winter, instead it enjoys a full calendar of events.

People are busy in a positive way, they're doing what they want to do with their time. It's an addictive vibe to be around, young mix with old as common interests and experiences are shared. Rekindle the love for your favourite hobbies or try something different and make new friends in the process, the choice is entirely yours.





THE LOCAL AREA

ALL ON YOUR DOORSTEP

The vibrant village of Ashley Cross is just a quarter of a mile from Vista. Home to a bustling scene of award winning independent businesses you can find everything you want here from fishmonger's and butcher's to wineries and golf stores. Join friends to play Petanque on the village green or simply sit back and people watch from one of the village's many cafés and eateries.

Community is celebrated in Ashley Cross and there are a number of annual events on the green to enjoy.

Meanwhile, if you're seeking bigger brands, Waitrose and John Lewis Home are just a few minutes away, positioned alongside a burgeoning scene of eclectic shops and home stores.

Another ten minutes down the road and you'll find yourself in Westbourne, where trendy boutiques and spas await you. Crossed by a Victorian shopping arcade, you can't fail to treat yourself before heading home.

LIFESTYLE

REDISCOVER YOUR ZEST FOR LIFE

Whether you want to bird watch in peace, ramble the countryside in groups, take an art class or finally master windsurfing, your time is your own and your options are endless.

If the allure of the water is calling you, Poole Harbour plays home to every water-sport imaginable and has an abundance of training facilities to get you going safely and improve your skills. However, if dry land holds more of an appeal, there are a plethora of activities for you to enjoy.

Within one square mile of Vista there are clubs ranging from photography, hiking and astronomy to dance classes, book clubs and facilities for mastering every craft skill imaginable. Or you might choose to create your very own club in Vista's communal lounge or activity room.



VISTA

WELCOME TO YOUR VISTA

Nestled high in wooded hills above Poole, we've used the natural topography to thoughtfully create 50 apartments that blend in to the landscape. Long sweeping balconies face south and benefit from sunlight all day, floor to ceiling windows celebrate the abundance of natural light.

Each of the spacious 1, 2 and 3 bedroom apartments are finished with premium fixtures and fittings to exude an understated modern elegance. Kitchens and bathrooms boast contemporary classic styling and benefit from the latest low maintenance and energy efficient systems.

On the ground floor, the communal spaces and gardens are perfect for catching up with friends, or to sit back and watch the ebb and flow of community life at Vista.



Computer Generated Image



Computer Generated Image - Typical open plan apartment layout.



Computer Generated Image - Typical open plan apartment layout.



Computer Generated Image - Typical open plan apartment layout.



Computer Generated Image - Typical bedroom layout.

COMMUNAL AREAS

Style blends with comfort in Vista's communal areas which provide both social and private relaxation space. A large activity room is available for organised functions, movie nights can be enjoyed in the TV room and a private treatment room is on hand. Relax and dine in the manicured gardens, and entertain friends and family who can take advantage of the luxurious guest suite. All special items from bicycles, windsurfing kit and mobility scooters have their own dedicated storage lockers, next to Vista's secure underground parking.



SPECIFICATION

THE FINER DETAILS

KITCHEN

- Contemporary fitted kitchens with clean lines in high gloss and wood grain with polished stone composite worktop
- Under-mounted bowl and a half sink with single lever kitchen mixer tap
- Integrated Neff appliances including 'slide and hide' fan-assisted single oven, microwave, induction hob, fridge freezer, dishwasher and washer dryer**
- Luxury vinyl flooring in contemporary oak style

BATHROOM

- Bath with anti-slip finish, pivot glass screen and fixed shower head or shower with shallow anti-slip tray, wide glass shower screen, fixed shower head and wall mounted hose*
- Hansgrohe recessed thermostatic valve conveniently positioned to adjust water temperature before entering the shower
- Full height porcelain wall tiles and porcelain floor tiles
- Mirrored medicine cabinet above vanity unit with built-in shaver socket and lighting
- Vitra wall-hung WC with soft close hinges, concealed cistern and dual push WC flush plate
- Electric heated towel rail with thermostatic control
- Recessed LED down lights and low level LED curtsey light with motion sensor

LIVING AREAS, BEDROOMS AND BALCONIES*

- Fitted carpets
- Recessed LED down lighters with dimmer switch
- Built-in wardrobes to master bedrooms^{††}
- Lighting 2-way-switched from side of bed
- Frameless glass balustrade to balcony perimeter
- Composite decking floor
- External wall lights

SECURITY, COMMUNICATIONS AND UTILITIES

- Walnut veneer solid core entrance door with spy hole and euro profile sash lock and thumb-turn lock
- Video entry phone system
- Security fob access control to building, gardens and car park entrances
- Telephone points in hall and living area
- Television points in bedroom and living area (Sky enabled)^{***}
- Metered hot water and heating
- Underfloor heating with thermostatic control throughout
- 13 amp power circuits
- Satin stainless steel, screw-less light face plates 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 and bathroom schedules. **Apartments 2, 9, 16 have separate free-standing Neff washing machine and condenser dryer in an apartment utility room. Apartments 7, 14, 21 & 27 have a combined freestanding Neff washer-dryer in the apartment hall cupboard. ***Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner. †Where applicable. ††Where indicated on sales plans.



LOCATION

THE PERFECT SETTING

All local amenities are within easy reach of Vista – doctors, hospitals, libraries, sports clubs, and a wealth of local hair stylists, dry cleaners and other ‘handy-to-know’ people close by. Of course, if you need help finding or co-ordinating any of these, your Lifestyle Manager will be happy to assist you.

Poole is connected to London by motorway, alternatively, if you prefer not to drive, it has an abundance of accessible transport links. Parkstone railway station in Ashley Cross runs regular direct services to London and the north, bus routes can be caught at the end of the private driveway and there’s no shortage of taxis. Bournemouth Airport connects you to the UK, Europe and beyond, National Express schedule their coach line daily and there’s even an open-topped bus to take you sightseeing on Studland.

You are literally situated in the perfect area to explore and enjoy life, and importantly, it’s easy for friends and loved ones to come and stay.





PARKSTONE STATION

1.1 Miles
 7 Mins by car
 2 Hours to London



BOURNEMOUTH TOWN

3.6 Miles
 20 Mins by car



POOLE TOWN

1.6 Miles
 10 Mins by car



SANDBANKS BEACH

2.6 Miles
 10 Mins by car



CORFE CASTLE

7.6 Miles
 30 Mins by car



BOURNEMOUTH AIRPORT

6.1 Miles
 30 Mins by car

Times and distances are approximate only.

LIFESTYLE SERVICES

WITH PLATINUM SKIES, YOU'RE IN SAFE HANDS

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 facilities management and hospitality 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 on site seven days a week. 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.



LIFESTYLE SERVICES

YOUR DREAM LIFESTYLE IS WITHIN REACH

Platinum Skies offers financial freedom and independence, along with the benefits of owning your own home. If you need help to buy your new home or perhaps to release equity, our unique flexible purchase options could make your wealth work much better for you and your loved ones.

Buying your new home couldn't be simpler - you can choose to make an outright purchase or, with our shared ownership scheme, find a solution tailored to your budget.

When you buy a Platinum Skies home you get low running costs too. Service charges and rent are kept affordable and our range of lifestyle and care services are available on a pay-as-you-go basis. It's completely flexible. This unique system adapts to your needs as they change over time.

Platinum Skies gives you complete peace of mind. Being able to plan your future cost of living and knowing that extra support is on hand, should you need it, you're free to enjoy life to the full.



QUALITY

Premium specification and 10 year guarantee provides peace of mind



SUPPORTIVE

Our dedicated Lifestyle Manager is on hand to help you



AFFORDABLE

Affordable ownership solutions puts more money in your pocket



PAY-AS-YOU-GO

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



FUTURE PROOF

Each home is designed to suit your changing needs



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

We can manage the sale of your current property at full market value

LIFESTYLE SERVICES

MOVE IN TO YOUR NEW HOME WITH EASE

Select the home that suits you and move in. It really is that simple. We'll take away all the stress of moving by managing the sale of your old property for you. Your move will cost you less and be as swift as you need it to be and we'll make sure you receive full market value for your old property.

Our customers love the assistance available; that's why eight out of ten buyers choose to sit back and let us take care of everything.



CONTACT

THE JOURNEY TO YOUR DREAM RETIREMENT BEGINS TODAY

What makes a Platinum Skies home so special is the friendly, flexible and seamless way of life. Live as independently as you like, and if you need support, it's there in an instant.

If you'd like more information, or if you have a specific question about Vista, please contact us, we're here to help.

01202 471 461

getintouch@platinumskies.co.uk



This brochure and the images within it are for general guidance only and does not form any specification or contract. Whilst every care has been taken to ensure the accuracy of the information provided, this cannot be guaranteed. Platinum Skies also reserves the right to alter specification without notice. All computer generated images, photos, sizes and dimensions are indicative only and may be subject to change. Age restrictions and eligibility requirements apply on all our developments. © Affordable Housing and Healthcare Group Ltd. All rights reserved.

The Platinum Skies family of businesses currently consists of three legal entities: Affordable Housing and Healthcare Group Ltd; Platinum Skies Management Ltd and Affordable Housing Communities Ltd. Affordable Housing Communities is a registered provider regulated by and registered with Homes England (no 4836). V2 191120

