



## LIVING LIFE TO THE FULL IN POOLE

Luxury apartments in the heart of a vibrant town

# HAPPY, HEALTHY, AND WEALTHY

Did you ever imagine your retirement could be such fun!

It's our pleasure to introduce Esprit, our Platinum Skies development in the heart of Poole. An oasis of calm within a bustling town centre, our community is designed to give you the freedom to live life to the full. Everything you need to enjoy life is literally on your doorstep; shopping, arts, leisure and healthcare amenities, you'll be at the heart of it all.

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. Dine in our bistro, and enjoy a coffee with neighbours in the owners' lounge.

With our government-approved shared ownership scheme, you can purchase one of our stunning properties in this superb location for half price. So the money you unlock from your old home goes a lot further.

You don't just get a fabulous home to live in, you get to start a wonderful new adventure with the opportunity to do more of the things you love or have always wanted to do. You'll be in good company too - surrounded by like-minded people who are enjoying the many advantages of a Platinum Skies life.

**Welcome to a new way of living. Welcome to Platinum Skies.**



Computer generated images of house exteriors and interiors

# IT'S NOT RETIREMENT, IT'S YOUR NEW LIFE

Platinum Skies turns old-fashioned ideas about retirement living upside down.

We set out to make Platinum Skies the first choice for anyone over 55 who still has a zest for life. So whether you're after a quiet life or a piece of the action, there's always plenty going on. You can look forward to a varied programme of pay-as-you-go activities every week of the year.

From keeping mind and body active to getting out and about, or exploring new hobbies - whatever takes your fancy, it's there for the taking. Tango, tenpin bowling, or day trips to see the sights, if you're up for it we'll make it happen.

## Feel free, feel supported

Whilst independence is something we all value, our communities still like to look out for each other. It's a real weight off your mind to know you always have someone on hand to call on, not only in an emergency but for everyday matters too.

With Platinum Skies, that someone is your Lifestyle Manager. Of all the new friends you'll make, your Lifestyle Manager is the one we've hand-picked to make sure you always feel safe, secure, supported and special.

Your Lifestyle Manager is your community's cheerleader, an understanding friend, someone who really knows the local area, a reassuring presence, a master organiser. In short, someone who's there for you in every way.

## A real sense of belonging

You'll also find your Platinum Skies neighborhood is a lively and supportive social network. There is a real sense of belonging and the opportunity to engage with people who, like you, have also set their sights on getting the most out of their later years.

Whenever you may need it, our Care Quality Commission registered personal care team is on hand, 24 hours a day, 7 days a week, to support your independence. Our Clinical experts will tailor your care to your exact needs to keep you happy and healthy. And with all of our care services delivered on a not-for-profit basis, independence is more affordable too.

- *Freedom to live your life the way you want to*
- *Friendly Lifestyle Manager on hand to help*
- *Supportive, active community*
- *Ever-changing social calendar of events*
- *Full range of amenities on hand*
- *Access to 24/7 care, as and when you need it*



Louise Snow,  
Esprit Lifestyle Manager

“ There's a real community spirit here and you never feel alone, it's easy to meet new people because there's always something going on. Having the Lifestyle Manager on hand is a real godsend too, Louise is always ready to help out and couldn't be more understanding and helpful. It feels nice to have a friend I can always rely on ”

Patricia, Poole

# IT'S YOUR FUTURE, TAKE CONTROL OF IT.

Moving house is a big decision. But when you look at moving into a Platinum Skies home, the decision makes itself.

Buying your new home with us couldn't be easier with our unique shared ownership and optional part exchange service. You can live life to the full whilst only paying half in an environment catered to support your needs today and tomorrow. An attractive modern setting awaits, with easy access to healthcare and lifestyle support. With the added benefit of releasing your equity, you remain in control of your life and your finances.

## We work together with you

It's all thanks to our partnership with Homes England and our government-approved shared

ownership scheme. Homes England is a public body helping social landlords like us bring affordable housing to people whose needs aren't met by traditional housebuilders.

Instead of buying your new home outright, you pay just 50% of its full market value. You then pay a monthly fee to cover our share of the property plus service charges. In this way, you have the best of both worlds. As property prices increase, so does your equity. And, with Platinum Skies as your long-term partner, you can count on us to keep everything in tip-top condition.

As for your surplus cash, you're free to use that however you choose. You can put your worries aside and look forward to a comfortable future.



## How does Shared Ownership work?



“ Part-buy, part-rent was perfect for us because now we enjoy the best of both worlds. We were able to move into a brand new apartment that we never thought we could afford, and released money from our old home so we can finally start to enjoy the worry-free retirement we've always wanted ”

Joan and Mike, Chistchurch

# A COASTAL HAVEN RICH IN INSPIRATION

Nestled between Bournemouth, the Isle of Purbeck and the Jurassic Coast, Poole is a vibrant coastal town with a charm all of its own.

Famous for the second largest natural harbour in the world, Poole is a tourist resort filled with world-class beaches, a bustling shopping centre and historic old town, and a wealth of attractions to enjoy.

Poole is one of England's oldest ports and is home to many fishing boats, private yachts, and its own cross-channel ferry terminal. Shielded from the sea, the harbour is enjoyed by locals and tourists alike. Whether you're a sailing enthusiast, taking a tour around Brownsea Island,

or enjoying the surrounding nature reserves with unspoilt views of the harbour and its wildlife, there's something for everyone.

The historic quayside is the ideal spot to sit back and relax in one of the many waterside cafés and bars. Just a short walk from the Quay is the beautiful Poole Park, offering a number of activities and perfect picnic spots.

For culture lovers, the Lighthouse Arts Centre always has a great line up of live shows, theatre, events and exhibitions.





## CONVENIENCE & COMMUNITY

A retirement community less than a mile away from everything you'll ever need

A peaceful haven in the heart of a vibrant town centre, you're only moments away from the shopping centre and high street, supermarkets, hospital, local pharmacy, cafés, restaurants, leisure facilities and the Lighthouse Arts Centre.

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

Poole has good public transport systems that connect to several towns in the surrounding area. The nearby train station has a direct line to London which takes around 2 hours, and it's less than an hour's journey to get to Southampton. There is plenty of local bus routes visiting Bournemouth, Christchurch, and the New Forest.

### Town centre

Directly opposite

### Bus station

Directly opposite

### Train station

500 yards

### Hospital

500 yards

### Doctor's surgery

500 yards

### Sainsburys

700 yards

### Poole Park

700 yards

### Poole Quay

1400 yards

# PLENTY OF OPPORTUNITIES TO MEET AND MAKE FRIENDS

Our properties aren't just bricks and mortar. What makes our homes so special is the warm, flexible and supportive way of life here.

The facilities on offer at Esprit are the best in town, designed to provide urban living at it's most convenient.

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.

## Hearty cuisine and great company

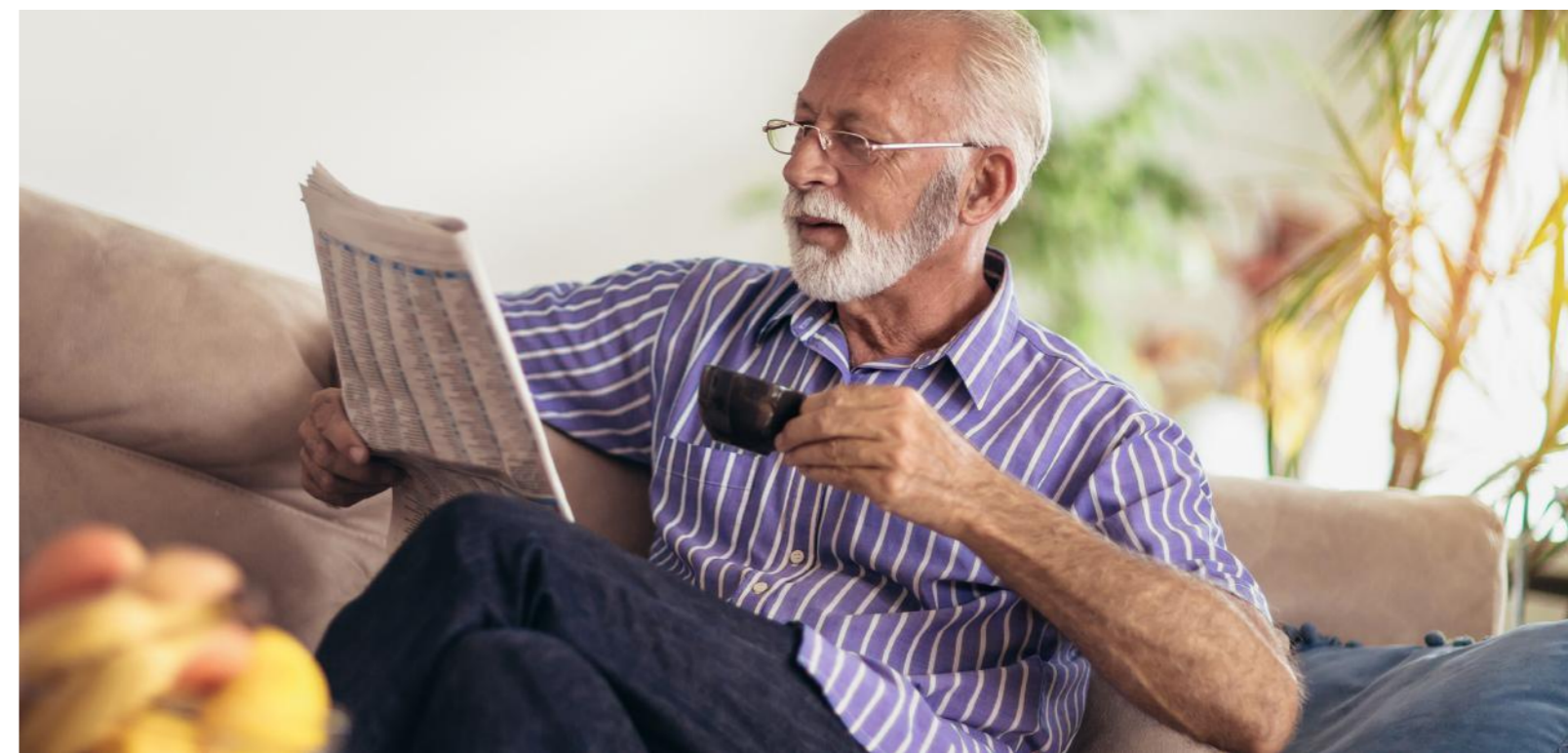
You can enjoy first-class cuisine and beverages with friends and family at our bistro restaurant. Whether it's a cup of coffee over the morning paper or dining for a special occasion, the bistro

combines the perfect menu with a relaxing environment to enjoy it in. We've gone the extra mile to ensure your surroundings have a lot to offer.

## Designed for life

Have peace of mind that your surroundings have been designed around whatever the future may hold, safe in the knowledge that support is on hand if you or your loved one ever need help.

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.









Typical apartment interior

# 1&2 BEDROOM LUXURY APARTMENTS

Georgian-style elegance, with lots to enjoy inside and out.

A range of different layouts form this contemporary collection of just 55 apartments. There are several layouts available, each providing a choice of position, aspect and size.

Premium kitchens are as standard and feature the latest integrated, low maintenance and energy efficient appliances from Neff. Bathrooms featuring Vado and Villeroy & Boch exude quality. Bedrooms feature fitted wardrobes providing the perfect storage solution and maximise every inch of space, and all boast underfloor heating to ensure that perfect temperature.

Future-proofed design such as wide hallways, soft touch fittings and anti-slip walk-in showers ensure future needs are fully catered for.

All with easy access, most apartments benefit from having a terrace or private balcony. Many offer wonderful views of the harbour and the Purbecks beyond.

Esprit also offers the security of video entry and convenience of lifts to all floors. Ground floor parking with electric car charging facilities and lift access to all apartments ensure that everything is in place to make your Platinum Skies life as easy and comfortable as possible.



## Key features

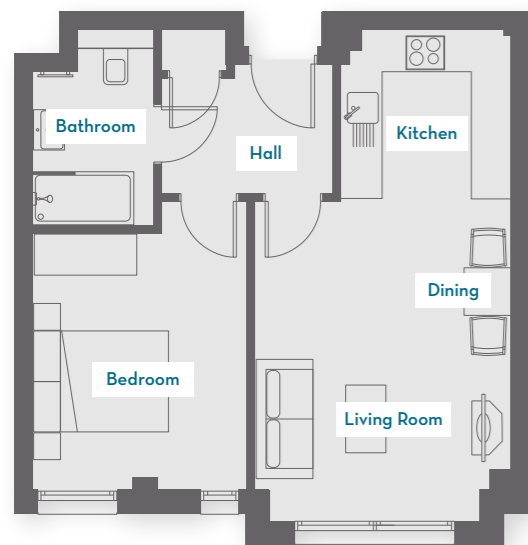
- Ground floor parking
- Full lift access to all floors
- Bedroom underfloor heating
- Secure video entry
- Balcony or terrace



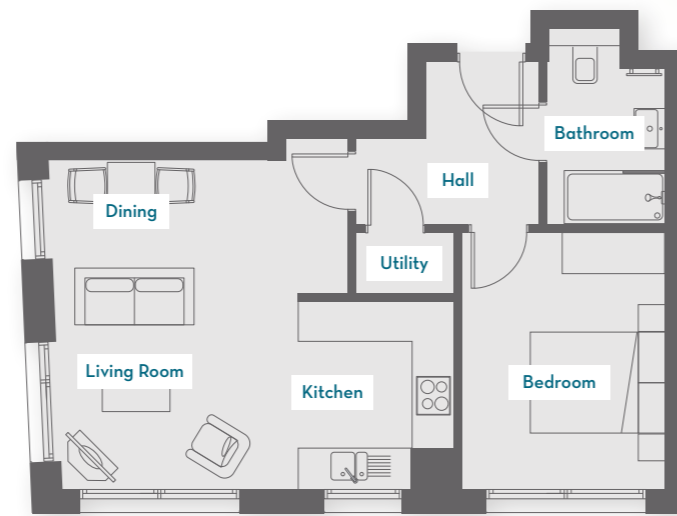


## SO MUCH VARIETY TO CHOOSE FROM

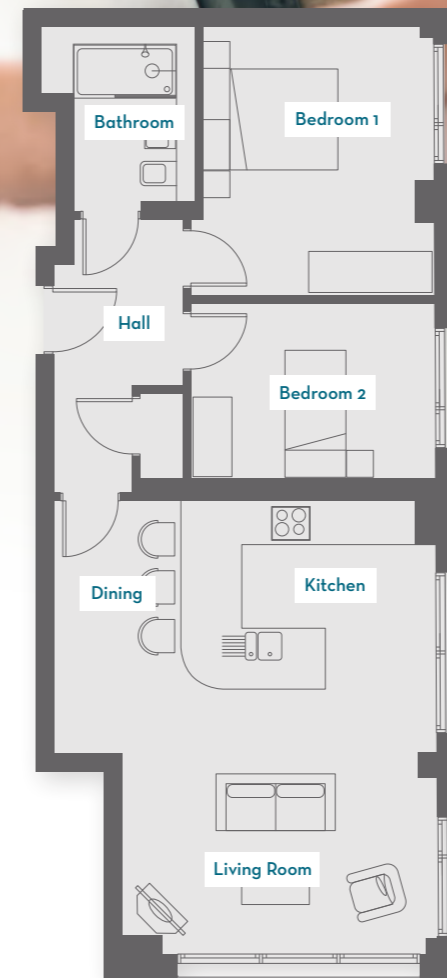
Independent luxury living tailored to you. A choice of 55  
1&2 bedroom apartments all with their own unique charm.



1 bedroom apartment example  
(Number 7)



1 bedroom apartment example  
(Number 8)



2 bedroom apartment example  
(Number 4)



Large 2 bedroom apartment example  
(Number 50)

# A QUICK AND EASY MOVE GUARANTEED

Platinum Exchange makes the process of moving home as stress free and smooth as possible, and is guaranteed to save you money too.

Our Platinum Exchange plan takes a weight off your mind and takes the wait out of your move-in day. Whatever the age, condition or location\* of your old property, we offer a guaranteed sale. You'll receive full market value and save on agent's fees and legal fees.

You could secure the Platinum Skies home of your choice right away while your old property is being sold and move in just a couple of weeks from now. No delays, no worries about finding a buyer. We'll take care of the packing, removals and unpacking. Just leave it all to us and start looking forward to enjoying your new lifestyle.

- *We're only happy if you're happy*
- *Think of us as your new life partners*
- *We can manage your move for you*
- *You could be in your new home in 2 weeks\**

## Trusted partnerships

We are a registered social landlord. We're part of AHH (Affordable Housing & Healthcare Group), an organisation committed to creating affordable living that promotes wellbeing for all. Every development we create aims to serve the local community as well as the residents who move in.

We don't just build anywhere. We partner with NHS Trusts and local authorities to redevelop surplus land in prime locations. Our shared ownership scheme was developed in consultation with Homes England, the government agency whose role is to help find innovative ways to meet the UK's critical housing demand. All our rental charges and fees are set by Homes England.

\* England, Wales and Northern Ireland only



“ We spent too many years with our money tied up in a family home that had become way too big for us. We were put off moving because we didn't want the headache of dealing with estate agents and solicitors. Platinum Skies took care of everything, we were moved in within three weeks - we couldn't believe how easy it was! ”

Philip and Helen, Salisbury

# APARTMENT SPECIFICATIONS

## Entrance Hall

- Solid core entrance door
- Telephone point
- Utility with plumbing for a washing machine (in most apartments)

## 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\*
- 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 colour
- Recessed LED down lighters
- Radiator

## Living Area

- Open plan living
- Fitted carpet

- Recessed LED down lighters with dimmer
- Radiator

## Bathrooms

- Villeroy & Boch semi-recessed basin
- Freestanding single lever basin mixer tap
- Mirrored medicine cabinet, with built-in shaver socket and lighting
- WC with soft close hinges, concealed cistern and dual flush
- Apartments with an en-suite have the main bathroom fitted with a 1700 x 700mm steel bath with anti-slip finish
- Apartment with main bathroom fitted with a 1500 x 800mm shallow profile anti-slip shower tray\*
- En-suites fitted with a 1500 x 800mm anti slip shower tray\*
- Showers are fitted with a glass shower screen, fixed shower head & wall mounted shower hose
- Recessed thermostatic valve conveniently positioned to adjust water temperature before entering the shower or bath
- Recessed LED downlights
- En-suites† have a Villeroy & Boch wall-mounted vanity unit, with white ceramic basin with wall behind clad in silver mirror

- Main bathrooms provided with a medicine cabinet
- Walls finished in full height porcelain tiles (ceramic tiles behind bath & shower)
- Electric heated towel rail
- Low level LED courtesy light with motion sensor
- Underfloor heating with thermostatic control

## Bedrooms

- Master bedrooms with built-in wardrobes
- Fitted carpet
- Decorative glass and chrome ceiling pendant light with dimmer switch
- Lighting 2-way-switched from side of bed in master bedroom
- Radiator

## Communications

- Television point in bedrooms and living area (cable TV enabled)\*\*
- Telephone point in hall and living area

## Utilities

- Metered hot water and heating
- Underfloor heating throughout
- 13 amp power circuits

## Balconies†

- Glass balustrade with chrome finished hand rail to perimeter
- Composite timber effect decking
- Wall lights controlled from living area

## Security

- Security fob access control to building entrances
- Video entry phone system to all apartments
- Apartment doors with spy hole and euro profile sash lock and thumb-turn lock
- Mains supply smoke and heat detectors

## Notes

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

\* Selected plots only

\*\* 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

Proud to work in partnership with



# YOUR QUESTIONS ANSWERED

You're bound to have a lot of questions. The most common ones are below, but feel free to contact us if you have any others.

## Can I bring my pets?

Yes, of course. We know having a pet around can add to our happiness and wellbeing. So feel free to have your pet move in with you.

## What is retirement living?

In many ways, living in a retirement apartment is much the same as living anywhere. Your home is yours to furnish and decorate as you please. Invite friends and family over. It's up to you to keep the place spick and span.

On top of this, retirement living brings added security, support and peace of mind. Your home will be part of a purpose-designed development, chosen for easy access to essential facilities and care services. Thought is given to making sure everything is accessible and help is never far away if you need it.

## Are family and friends able to stay?

Absolutely! Family and friends are important and this is your home. We have a guest suite where your visitors can stay. Charges apply and you'll need to book in advance with your Lifestyle Manager.

## Who can live at Platinum Skies?

Anyone over 55. We cater for retirees of every age and people who choose to keep working into their seventies and beyond.

## What costs do I have to pay?

You'll pay a monthly rent (assuming you move in with our shared ownership scheme) and service charge. This covers the share of the property that you don't own yourself, plus provision of day-to-day services.

All our rental charges and fees are set by the government's housing agency, Homes England. Lifestyle services - everything from dining at the bistro to health and social activities - are offered pay-as-you-go.



“ I couldn't bear to be without Bella, we've been through a lot together. Not all retirement villages accept pets, but the team at Platinum Skies were fully supportive of her coming with me and it's one of the main reasons why I made the move. Now we can enjoy walkies along the beach whenever we like! ”

Sue, Poole

240-244 High Street North,  
Poole, Dorset BH15 1EA  
Email - [getintouch@platinumskies.co.uk](mailto:getintouch@platinumskies.co.uk)  
Telephone - 01202 471461

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